

City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: March 31, 2006
AGENDA DATE: April 6, 2006
PROJECT ADDRESS: 1464 La Cima Road (MST2006-00065)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *[Signature]*
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

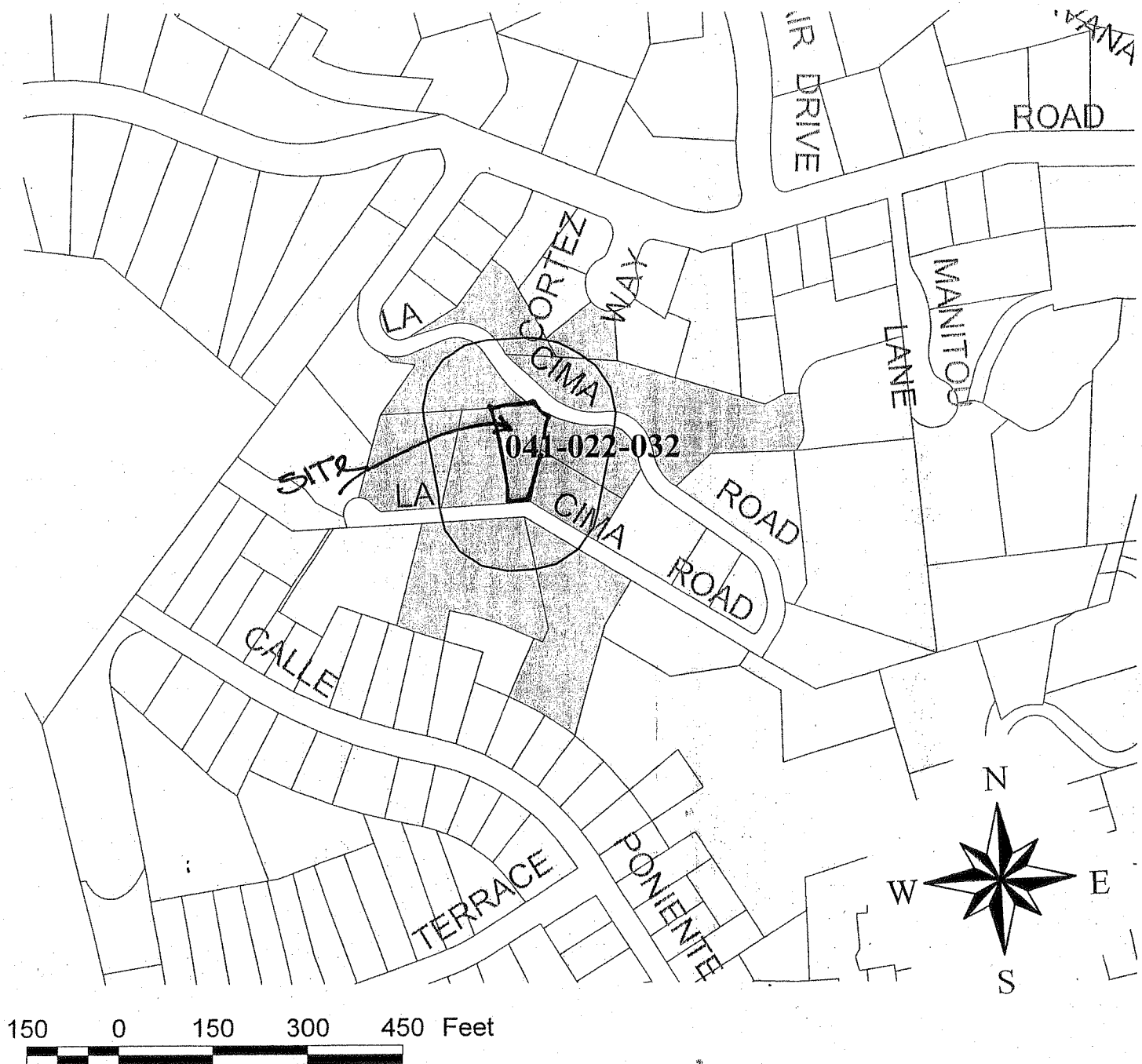
The 10,615 square foot project site is currently developed with a 2,000 square foot single family residence and attached carport. There is currently construction occurring on the property which will result in approximately 500 square feet of first, lower, and upper level additions, as well as the carport being converted into a garage. Late last year, it was brought to Staff's attention that a 31 square foot portion of the upper level addition was approved, permitted, and built within the required twenty-foot front yard setback. The discretionary application required for this project is a Modification to permit new construction within the required twenty-foot (20') front yard setback (SBMC §238.15.060). On February 1, 2006, a Public Hearing was held and the Staff Hearing Officer made the required findings and approved the encroachment. This is an appeal of that decision.

II. RECOMMENDATION

Staff recommends that the Planning Commission deny the appeal thereby affirming the Staff Hearing Officer's approval of the Modification.

DATE APPLICATION ACCEPTED:	January 12, 2006
DATE ACTION TAKEN BY SHO:	February 1, 2006
DATE ACTION REQUIRED:	Not Applicable

1464 La Cima
041-022-032



III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Appellant: Tony Fischer	Agent: Syndi Souter Property Owner: Scott McCosker
Parcel Number: 041-022-032	Lot Area: 10,615 sf
General Plan: Residential 3 Units Per Acre	Zoning: R-1 One-Family Residence
Existing Use: One-Family Residence	Topography: Steep Slope – 52%
Adjacent Land Uses: North – One-Family Residence East – One-Family Residence South – One-Family Residence West – One-Family Residence	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,500 sf	No Change
Garage	400 sf	No Change
Accessory Space	None	No Change
Lot Coverage		
-Building	1,655 sf	16%% No Change
-Paving/Driveway	511 sf	4%% No Change
-Landscaping	8,449 sf	80%% No Change

IV. ISSUES

A. ARCHITECTURAL BOARD OF REVIEW (ABR)

This project was subject to review by the Architectural Board of review (ABR) pursuant to the Neighborhood Preservation Ordinance criteria for projects located on lots within the Hillside Design District with slopes in excess of 20%. The review for the proposed additions and remodel to the existing dwelling began in late 2002. The project was first reviewed by the ABR in March 2003 and received a Final Approval on July 28, 2003. Then in May 2004, the applicant proposed a change to enclose the carport and it was determined that such a change required a Modification. The plans that the ABR reviewed prior to the garage modification and after the modification approval show the same improvements as the building permit. These plans include the 31 square foot area that is the subject of this appeal.

On December 2, 2005, the City received a request from the appellant to rescind the prior ABR approvals due to concerns regarding a chimney and this modification request. Staff consulted with the City Attorney as to the appropriateness of such a review and/or the need given the new modification. Staff and the City Attorney concluded that although the appellants raised a number of allegations with respect to changes in plans, violations, and Good Neighbor Policies,

there was no basis for requiring a new hearing before the ABR and setting aside it's earlier approval. Further, because the plans involving the minor encroachment were the same as the ABR approval, it was not necessary to have them re-reviewed unless the modification action resulted in a change to the proposed exterior of the building.

The project includes an exterior chimney that has been of concern to the appellant, and is discussed in the appeal letter attached to this report. Staff, however, is not commenting on that portion of the appeal because it is not relevant and is not before the Commission for action. The chimney was approved by the ABR and will continue to be constructed and inspected per the ABR approval. Further, the only matter before the Commission is this area of 31 square feet that encroaches into the front yard; all other aspects of the project are in compliance with prior ABR approvals and the Zoning Ordinance.

B. MODIFICATION

This property was originally developed in 1982. Due to severe site constraints associated with the topography and a recorded view easement over the property, a Modification was approved to permit construction of the carport within five-feet (5') and the second story from nine (9) to fifteen (15') feet from the front lot line. The Planning Commission found the Modification necessary to secure an appropriate improvement on the lot and to prevent unreasonable hardship.

As noted above the City also considered a modification request to allow changes to an existing carport within the required 20 foot front yard setback. Initially the modification was denied at the Modification Hearing Officer on January 26, 2005. Then the Planning held an appeal hearing on May 5, 2005 and the modification was approved as new information was provided with respect to safety and visibility. The Planning Commission approved plans include the same minor encroachment that is the subject of this appeal. This area is directly above the garage and involves a change from an open balcony to enclosed walls, a portion of a shower and a window seat.

In order to approve a Modification for front yard encroachment, the Staff Hearing Officer must make the required finding that the request is consistent with the purposes and intent of the Ordinance, and is necessary to secure an appropriate improvement, or prevent unreasonable hardship, or promote uniformity of improvement. It is Staff's position that the following facts support the finding that the proposal is necessary to secure an appropriate and uniform improvement and is consistent with the purpose and intent of the ordinance: the site is very steep and existing improvements are located near the street; the enclosure is within the existing building footprint, there is a private view easement on the lot that restricts the area where new construction is allowed; and that an enclosed wall with no windows facing the neighbor to west is more neighborhood friendly than the prior existing second floor balcony while maintaining the nine-foot (9') front yard setback that was originally approved for the upper floor.

There are a large number of interested parties involved in this project. At the Modification hearing, the appellant submitted several speaker slips. The speaker slips had a variety of dates

from December 2005 (12-05-05, 12-10-05, 12-12-05, 12-21-05) and a few were not dated. It is Staff's understanding that a number of the people submitted the slips expressing that a new review should occur at the ABR for the chimney (see attached). The Modification Hearing included public input and new written material. All the testimony was considered prior to the action. In preparation for this appeal hearing, Staff ensured that all interested parties noted on the speaker slips were included in the notice mailing list.

Although the majority of the public input received by Staff has been in opposition, most of the comments seem to be focused on other areas of the on-going construction, and not to the front yard encroachment being appealed. Staff agrees with neighbor concerns that construction noise and parking are nuisances, and this project has lasted a long time. It is our hope that the project can be completed quickly.

V. FINDINGS

Staff recommends that the Planning Commission deny the appeal because the "as-built" encroachment is set back the same distance as the second story that was approved in 1982, is necessary to secure an appropriate improvement on the lot, and is consistent with the purpose and intent of the Zoning Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's Letter dated January 12, 2006
- C. SHO Approval Letter dated February 7, 2006
- D. Appellant's Letter dated February 9, 2006
- E. Applicant's Letters in response to appeal, dated March 24 & 27, 2006
- F. Neighborhood letters & speaker slips from various dates
- G. Original Modification documents dated December 7 & 21, 1982

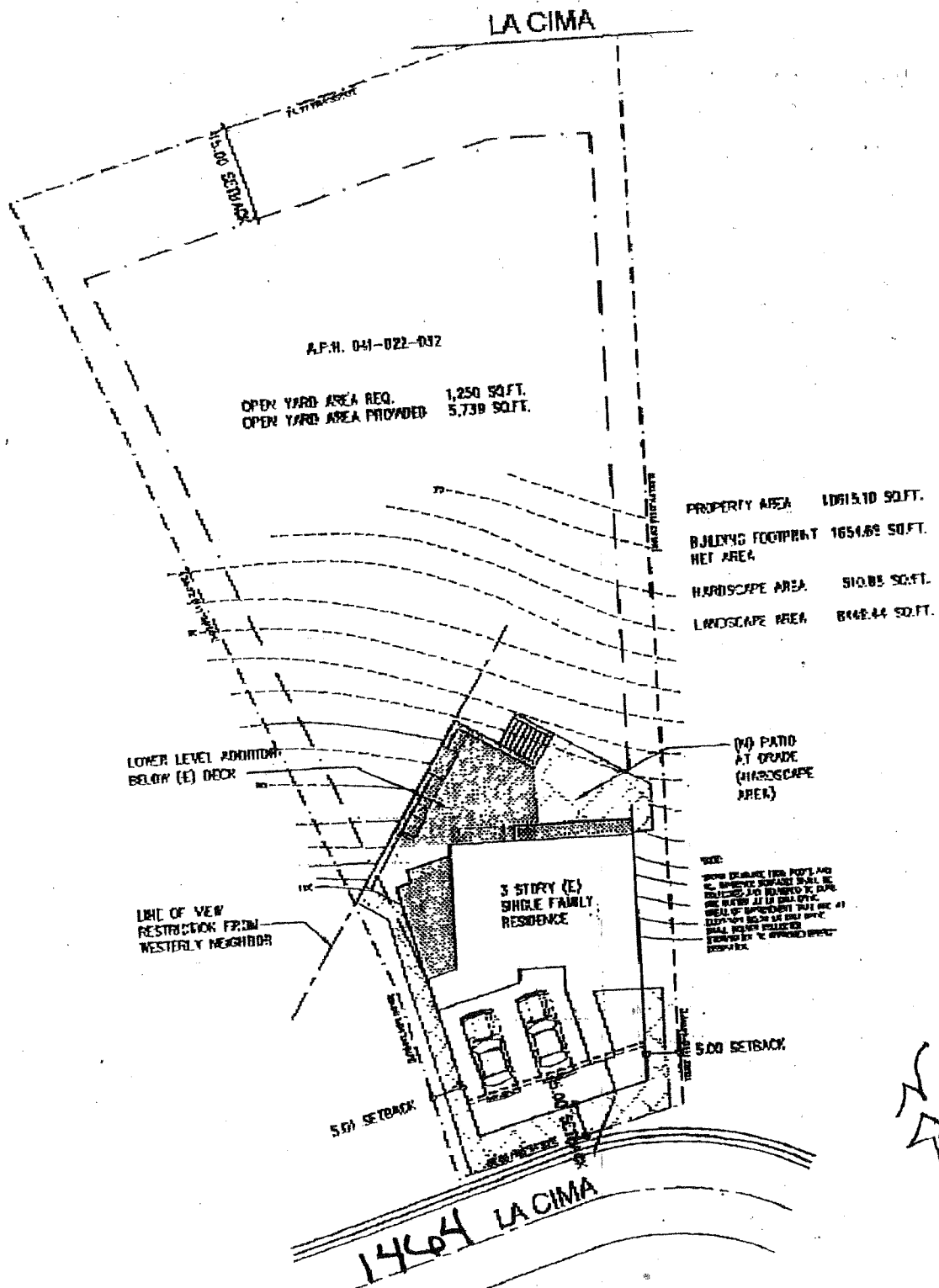


EXHIBIT A

Souter Land Use Consulting
P.O. Box 50423
Santa Barbara, CA 93150
(805) 695-0046
syndisouter@aol.com

January 12, 2006

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: Modification Request for 1464 La Cima Road; APN 041-022-032; R-1 Zone

Dear Modification Hearing Officer,

On behalf of the property owner, Scott McCosker, I am requesting a Modification to the required 20' front yard setback on his property at 1464 La Cima Road. The 10,615 sq. ft. property is developed with a single family residence which is currently undergoing a remodel/addition under building permit #BLD2003-02139. Once the construction is complete, the property will contain a 2,458 sq. ft. single-family residence with an attached 2-car garage. Construction began on the project over two years ago, and the project is expected to be complete later this year.

This Modification request is the result of an oversight during the review of the plans when the building permit for the remodel/addition was issued in November 2003. The discrepancy was brought to the attention of City Staff in November 2005. In the spirit of cooperation with the City, we are now taking action to correct the oversight and to insure that all the necessary approvals are obtained to complete the remodel/addition project per the approved plans.

We are requesting a Modification to the required 20' front yard setback for the second story of the residence to allow a 31 sq. ft. triangular-shaped second story addition to encroach approximately 9' into the required 20' setback. The 31 sq. ft. addition would include a small portion of the Master Bathroom and a small portion of the Master Bedroom. The 31 sq. ft. addition would enclose a portion of the second story front deck which was permitted with a previous Modification in 1982. Under another previous Modification also granted in 1982, the second floor of the original residence was permitted to have a front yard setback ranging from 9' to 15', instead of the then required 15' setback. The 31 sq. ft. addition would not bring the second story of the residence any closer to the street than the closest point of the original second story, which is located approximately 11' from the street.

Due to steep slopes and a recorded view easement over a large portion of the property, only a small portion of the property is developable. The proposed 31 sq. ft. addition would be located within the footprint of the original residence, and thus not expand the footprint further. The walls of the addition were included in the architectural design for the remodel/addition, and without those walls the front of the residence would appear

Modification Hearing Officer
Re: 1464 La Cima Road
January 12, 2006
Page 2 of 2

imbalanced. Additionally, the 31 sq. ft. addition has been designed to incorporate structural members from the original residence, which eliminates the need for additional costly structural engineering and components.

The benefits of allowing the 31 sq. ft. addition to encroach into the front yard setback are: 1) it will not expand the footprint of the residence, 2) it will maintain the architectural style of the residence, and 3) it will eliminate the need for additional significant structural modifications to the existing residence.

If you have any questions or need any additional information, please call my office at 695-0046.

Sincerely,

A handwritten signature in cursive script that reads "Syndi Souter".

Syndi Souter

cc: Scott McCosker, Property Owner
Jan Hochhauser, Architect
Steve Amerikaner, Attorney



City of Santa Barbara

Community Development Department

www.ci.santa-barbara.ca.us

Directors Office

Tel: 805.564.5502

Fax: 805.564.5506

Housing &

Redevelopment

Tel: 805.564.5461

Fax: 805.564.5477

Planning

Tel: 805.564.5470

Fax: 805.897.1904

Building & Safety

Tel: 805.564.5485

Fax: 805.564.5476

630 Garden St.

PO Box 1990

Santa Barbara, CA

93102-1990

Rental Housing

Mediation Task Force

Tel: 805.730.1523

Fax: 805.730.1528

423 W. Victoria St.

Santa Barbara, CA

93101

February 7, 2006

Mr. Scott McCosker
1464 La Cima Road
Santa Barbara, CA 93101

SUBJECT: 1464 La Cima Lane; APN 041-022-032; R-1 Zone

Dear Mr. McCosker:

At a public hearing held on February 1, 2006 the City Planner approved your request for a modification to permit a 31 square foot portion of an existing second story to encroach within the required twenty-foot (20') front yard setback (SBMC §28.15.060).

This action is subject to the condition that all plans submitted for building permits in conjunction with the approval of this modification shall show the "as-built" portion maintaining the established eleven-foot (11') front yard setback for the second story, and building elevations consistent with the plans approved by the Architectural Board of Review.

In taking this action, the Hearing Officer made the findings required by Municipal Code Section 28.92.026, that is, the modification is necessary to secure an appropriate improvement on the property and is consistent with the intent and purpose of the Zoning Ordinance.

This decision may be appealed to the Planning Commission by filing an appeal with the Planning Division at 630 Garden Street no later than 4:30 p.m. on February 13, 2006. If not appealed within that time, the action is final.

Subsequent to the outcome of any appeal action your next administrative step should be to submit a copy of plans which clearly show the encroachment approved by this modification. A copy of this modification letter shall be reproduced on the first sheet of the drawings.

Sincerely,

Bettie Weiss
Bettie Weiss, City Planner

cc: Jan Hochhauser, Hochhauser and Blatter, 122 E. Arrellaga Street, 93101
Souter Land Use Consulting, P.O. Box 50423, Santa Barbara, CA 93150

EXHIBIT C

RECEIVED

FEB 10 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

TONY FISCHER
Attorney at Law
2208 Anacapa Street
Santa Barbara, CA 93105
(805) 563-6784
805.456.3881 (facsimile)
E-mail: fischlaw@cox.net

February 9, 2006

John Jostes, Chair
Members of the Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara CA 93103

Re: Appeal of modification approved by City Planner on February 1, 2006 to allow development within required front yard setback as part of project to partially demolish and reconstruct the existing single family residence on a hillside lot at: 1464 La Cima Road, Santa Barbara, CA.

Dear Chair Jostes and Members of the Commission:

On behalf of John and Kathy Cook, I am appealing to the Planning Commission the February 1, 2006 action of Bettie Weiss, City Planner, acting as Modification Hearing Officer¹, to grant the request for a modification of the front yard setback for a project which involves demolition, reconstruction and expansion on the exterior and interior of each of the three floors, the roofs and the decks of the house at 1464 La Cima Road, Santa Barbara, California. .

The appeal from the Modification Hearing Officer is based upon the following:

1. The Applicant did not present a reasonable basis for approval of the modification to the front yard setback. The house was built in 1982 and there was no showing why any increased living space, if necessary or desired, could not be built outside the front yard setback. As established by the decision of the City Council related to the front yard setback requests for property located on Stanley Drive and the Planning Commission for property located on Junipero Street, more is required before a modification is granted than merely a showing by the applicant of

¹ The ordinance adopted by the City Council creating the Administrative Hearing Officer position and process is not yet in effect. Although present, the Modification Hearing Officer did not make the decision. During the deliberations by the City Planner, the Modification Hearing Officer suggested an additional condition requiring the project receive review by the ABR. She reported that she had been informed during a recent meeting attended by several City staff that ABR review in 2003 had been complete. It is not reasonably disputed that as part of the process in 2003 no notice was given to adjacent property owners that a project application was undergoing review by ABR or that it required any modifications or waivers.

a desire to construct within the front yard setback area. The house was built in 1982 and as part of the review process was granted a partial modification of the front yard setback, with conditions. The current owner has lived there for several years before moving out during the ongoing demolition, remodel and construction process. There was no showing of a reasonable basis to further modify the front yard setback.

As indicated, the project is under construction for more than two years. Although the need for a modification to allow the expansion of the second story into the front yard became public in late October, 2005, this request was only received by the City on January 12, 2006. The applicant has complained of the hardship caused by a faulty Planning Division and Building Division plan check. The staffs did not detect that new construction was proposed within the front yard setback area. The owner and architect did not show on the drawings, as required, the set back lines which would have revealed the violations. A failure to detect the errors of the owner and architect is not a basis for waiver of the setback. The owner had actual knowledge of the setbacks. He signed for the zoning information report provided during escrow. It included specific reference to the setbacks. (See attached copy.) The architect would have seen the same information, if it was withheld from the architect by the owner, in the repeated references to setbacks and copies of documents in the street and planning files for this property. The architect needed to review those files in order to prepare the plans for the expansion and remodel of the existing house. In addition, the City application procedure advises the applicant and architects to review those files as part of the process of preparation of an application. Hardship caused by a total lack of reasonable investigation or by intentional withholding of information is not a basis for granting a modification.

2. Bettie Weiss, City Planner, acting as Modification Hearing Officer, took action without required public notice of the date and time of the hearing. More than 45 requests for notice from interested persons had been submitted and received by the Community Development Department for any application or hearing related to the property. (A copy is attached.) Notice was not sent to the interested persons. Conduct of the hearing violated the City regulations and the Brown Act which requires that interested persons, who request notice, be sent notice. Despite being informed of the violation of notice requirements, the City Planner improperly closed the public hearing and proceeded to grant the modification without investigating whether members of the public had been deprived of the opportunity to attend or comment. She also did only a cursory review of the written comments submitted at the meeting. (See attached copy.) It is noted that the staff of the Planning Division under the supervision of the City Planner, while acknowledging that it had failed to do a proper plan check, indicated a willingness to provide assistance to the applicant to resolve the illegality of the prior approvals, by waiving the application fees. In fact, the Modification Hearing Officer required that the fee, including the fee for mailing notice, be paid. During the hearing, the Modification Hearing Officer did inform Bettie Weiss that the files

of the Department had not been reviewed to determine names of other interested parties who had requested notice and therefore did not know if all interested persons had received notice.

3. The approval of the modification violates existing conditions imposed by the City as part of approvals when the house was built in 1982. When two modifications were granted for the front yard for the construction of the house and attached carport, a condition of approval of each modification stated that the project be subject to the review by the ABR. (See attached copies.) At the time of the hearing on February 1, 2006, the ABR had not been requested to comment upon the request for approval of new construction in the front yard. It has been the Modification Hearing Officer's practice and custom, with no known exceptions, to require any request for a modification on a steep lot, to be submitted to the ABR for comment prior to the hearing by the Modification Hearing Officer. Despite being informed of the requirement for ABR approval as part of a prior project approvals and the customary practice, City Planner Weiss proceeded to grant the modification without seeking comment from the ABR.

4. The City Planner, acting as Modification Hearing Officer, stated that she had not conducted a personal investigation of the facts other than review the partial copy of the project plans attached to the application. She did not conduct a site visit related to this application but stated she was familiar with the street. She had been aware of the application to the Modification Hearing Officer which had been appealed to the Planning Commission to allow garage doors and walls to enclose the carport. It is not known to the undersigned at this time if the City Planner had any direct involvement in the plan checks which failed to note the front yard, side yard or height violations in the review of applications. In the normal process it would be the duty of staff, who work under the supervision of the City Planner, to conduct a zoning compliance plan check in addition to the plan checks required by the Building Division. The applicant suggests in the project description that the modification should be granted due to the errors of staff. In view of the errors acknowledged by staff, it does not give the appearance of fairness to the interests of the neighbors to have the persons responsible for the errors making the decisions regarding the granting of approvals.

5. In the prior approval history of this project, which began in 2002, in violation of applicable rules, regulations and the due process rights of the neighbors, the full ABR did not receive accurate notice of the size and scope of the project.. The project, erroneously described, appeared on a consent agenda, in 2003. No notice was sent to neighbors. There was no public hearing. It received consent agenda approval without public notice and despite the fact that the agendas of the ABR state that ABR does not give concept, preliminary or final approval until after other required discretionary approvals are determined. The project could not be approved either on consent agenda or by the full board without the prior granting of a modification.

In August 2005, after several complaints by neighbors resulted in an inspection, a cease work was issued after determination that the construction was proceeding contrary to the drawings on file. Two months later, the application was on the consent agenda of the ABR to grant approval for the as-built walls and chimneys. When neighbors came to the ABR meeting with photos and comments, the item was continued for one week and placed on the agenda of the full board. That application did not mention new construction into the front yard setback. That violation became public just days before. The applicant and the public were informed that the applicant would have to submit an application for a modification before the requests could proceed beyond the comment stage. On November 1, 2005, the ABR members, after hearing the public comments, continued the item to a future hearing date but only after the following comments:

Christine Pierron, Chair: “The chimney—Well, I wouldn’t support any height whatsoever to it and, I think it was a mistake to approve it² and I do think that what we are doing now consistently as a Board is that we do not support these detached chimneys. I think it would be wise of us at this juncture given that what we are talking about is vested interest, if we have to go to that, is that we have boxing around a flue. Do not think there is a significant vested interest, maybe that’s not for us to say, I presume, but given that thought process, it would be consistent on the part of this Board knowing that we could make a bad situation much better by simply asking this applicant to look into finding ways to make this much more slender and to reduce the height and still have a chimney element which is still compatible with the design characteristics of the house which is nicely done but we are dealing with the neighbors’ concerns.I am very strong on the position that there should no additional height.”

James LeCron: “I agree with both what Mark and Christine said and I think we would want to clarify what Mark brought up that we can actually bring that thing down to the minimum required that would make the fireplace function without pouring smoke back into the patio and would be line with the manufacture’s minimum height or that chimney. I think if we can get it reduced as much as possible, that is where I would want to go with this. ...”

²During the meeting, the applicant’s representative stated that he had presented the project to the full board at the time of the original approval. That is inconsistent with the minutes of the meetings of the ABR and City records, which state that a project was only reviewed on a consent agenda. On that agenda, one member reviews the project without notice to any neighbors. On November 1, 2005, no member of the Board remembered prior review of the project. The drawings retained by the ABR staff from the consent calendar review had a specific reference as part of the elevations to detail drawings limiting the chimney to 7.5 feet tall, not 11.5 feet, the current height. .

Christopher Manson-Hing: "I agree with both Christine and Jim. I think it was totally a mistake to approve the chimney the way it is. I agree with the approach that Christine has if we can research and look at reducing that chimney height down to allow something that is a little more compatible and appropriate on the deck, I would support that. I certainly feel very strongly that the chimney should not have been approved and I would like to see a mitigation and reduction in its mass."

Mark Wienke: "I concur with all those comments. I do think it is possible to use that fireplace and that manufacturer's maximum available height since we already approved it as a board. Today we are looking that it be reduced to minimum possible size according to the manufacturer mill ratings, nothing higher nothing lower. I think we could be happy with that."

Bruce Bartlett: "I will weigh in on this also. I am disturbed by the photos I think there is some trickery going on. I think this fireplace has tended to grow in the field compared to what is on the plans but not having done a site visit, it is hard for me to verify. But, I think in order to support the extension of the wing wall to add to the privacy there, I think it only fair to reduce the mass of the fireplace out at the point of the deck where it doesn't really impede privacy there at that location. I think it would be a worthwhile trade off for me in order to get the screen wall and I do think that the chimney is exceedingly tall for its necessity out on the deck so I would be supportive of the other considerations if we can look at the minimum standards for the catalog for that particular unit."

That application was subsequently withdrawn and abandoned by the Applicant.

The project is located on a lot with a 50% slope. The drop off begins under the building. Because of the slope, the site does not meet open yard requirements. The project involves an expansion of more than 540 square feet. The building height, as again noted during the purported hearing before the City Planner acting as Modification Hearing Officer, exceeds the City's maximum height of 30 feet. The project includes an ugly and view blocking 11.5 foot chimney on the newly constructed first floor roof deck. The project requires several modifications on the front and side yards. Numerous statements were submitted by neighbors to Bettie Weiss requesting that all matters regarding this project be reviewed before any approvals are granted.


Each of the above circumstances should and would usually require full ABR review because it impacts the matters usually considered as impacting public health and safety and the appearance of the three story building on a steep slope. In addition, the house is undergoing a complete reconstruction with new outside stairs, new exterior finish, new electrical, and new large steel framed windows which face the hillside. Past ABR agenda descriptions were not accurate as

Planning Commission, City of Santa Barbara
RE: Appeal of Modification at 1464 La Cima Road
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February 9, 2006

to the scope and size of the project. Although described sometimes as constructing a room under an existing deck, the deck and its supporting caissons were actually demolished and removed. New walls and a new roof/deck were constructed. Until the aborted review in November 2005, at each opportunity for notice and public hearing regarding the project, the staff chose to not send notice to neighbors. Staff prevented hearings at the ABR. As stated above, when notice and hearing were provided for consideration of an as-built further expansion of a part of the project, the full ABR unanimously condemned the project.

It is requested that the Planning Commission conduct a noticed public hearing regarding this matter and that it request comments from the ABR regarding this project.

Very truly yours,



Tony Fischer
Attorney

Attachments

CITY OF SANTA BARBARA
DIVISION OF LAND USE CONTROLS

RECEIPT OF ZONING INFORMATION REPORT

THIS IS TO CERTIFY THAT I/WE C Scott Mc Cosker
(PRINT full name of buyer)

THE BUYER, OR HIS AUTHORIZED AGENT HAS RECEIVED A COPY OF THE ZONING

INFORMATION REPORT # 18333 DATED SEPTEMBER 29, 1989
(Date signed by inspector)

FOR 1464 LA CIMA ROAD SANTA BARBARA, CALIFORNIA
(Address of property)

EXECUTED AT Santa Barbara ON 10-10-89
(Place) (Date)

I DECLARE THE ABOVE TO BE TRUE UNDER PENALTY OF PERJURY.

SIGNATURE: [Signature]
(BUYER or authorized agent)

City of Santa Barbara
Division of Land Use Controls

OCT 12 1989

(If representative signs above, print name of buyer)

RECEIVED
PURSUANT TO SANTA BARBARA MUNICIPAL CODE SECTION 28.87.220, A COPY OF
THE ABOVE REFERENCED ZIR MUST BE DELIVERED TO THE BUYER OF THE PROPERTY
NO LATER THAN THREE (3) DAYS PRIOR TO THE TRANSFER OF TITLE TO THE
PROPERTY.

This receipt must be completed and mailed or delivered to the Division
of Land Use Controls, P.O. Drawer P-P, Santa Barbara, CA 93102
no later than the transfer of title.



CITY OF SANTA BARBARA
ZONING INFORMATION REPORT

Report No. 18333

Expiration Date: 03/29/90
(May not be extended)

A. RECORDS CHECK PORTION

ADDRESS: 1464 LA CIMMA ROAD PARCEL NO. 41-022-32

1. ZONE CATEGORY R-1 2. NET LOT AREA SEE ATTACHED MAP SQ. FT.

3. Total number of dwelling units permitted on this property under current zoning regulations is ONE (1) (For R-3 & R-4 zones, see chart below).

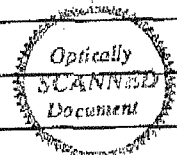
4. ZONING ORDINANCE REQUIREMENTS FOR RESIDENTIAL UNITS:

ZONES	MAXIMUM HEIGHT LIMITS (feet)	MINIMUM LOT AREAS FOR NEWLY CREATED LOTS	LOT AREA REQUIREMENTS FOR DWELLING UNITS (sq. ft.)	REQUIRED LOT FRONTAGE FOR NEWLY CREATED LOTS (sq. ft.)	FRONT YARD SETBACKS (feet)	INTERIOR YARD SETBACKS (feet)	REAR YARD SETBACKS (feet)	OPEN AREAS REQUIRED (sq. ft.)	REQUIRED OFF-STREET PARKING SPACES	DIST. BE- TWEEN MAIN BLDGS. (Ac- cessory bldgs. not included) (ft.)
1-Family										
A-1	30'	43,560*	--	100'	35'	15'	Same as Interior	1,250 sq. ft. See Note (5)	2 covered per dwelling	20'
A-2	"	25,000*	--	"	30'	10'	"	"	"	"
E-1	"	15,000*	--	90'	"	"	"	"	"	"
E-2	"	10,000*	--	75'	25'	8'	"	"	"	"
E-3	"	7,500*	--	60'	20'	6'	"	"	"	"
(X-1)	"	6,000*	--	60'	15' 1-story 20' 2-story & gar. fac. etc.	5'	"	"	"	"
2-Family										
B-1	"	7,000	6-7,000 sq. ft. - 2 units; 7,000 sq. ft. - 3,300 sq. ft. ea. unit, but not over 3 units per lot.	60'	"	6'	"	"	Duplex - 2 covered & 2 uncov. Detached units - 2 cov. for ea. unit	10' 1-story 15' 2-story
Multi-Family 1-3 Multi-Family Hotel/ R-4	3 stories not to exceed 45'	14,000	Studio - 1,600 1 bdr. - 1,840 2 bdr. - 2,320 3 bdr. - 2,800 or more lots less than 5,000 sq. ft.; 2 units only, if can use balconies	"	10' 1 & 2 stories 15' 3 stories	6' 1 & 2 stories 10' 3 stories	6' 1 story 10' 2 & 3 stories	See Note (1) for outdoor living space	See Note (2)	10' 1-story 15' 2-story

5. MODIFICATIONS, VARIANCES, CONDITIONAL USE PERMITS, LANDMARKS DISTRICTS, AND OTHER DISCRETIONARY LAND USE PERMITS OR DECISIONS AFFECTING THIS PROPERTY:

FRONT YARD MODIFICATIONS: SEE ATTACHED COPIES OF
RESOLUTION #117, DATED DECEMBER 7, 1982 AND RESOLUTION

REMARKS: #125, DATED DECEMBER 21, 1982.



THIS REPORT DOES NOT INCLUDE ANALYSIS OF THE PROVISIONS OF THE SOLAR ACCESS ORDINANCE, SANTA BARBARA MUNICIPAL CODE CHAPTER 28.11, AS IT APPLIES TO THIS PROPERTY. QUESTIONS CONCERNING THE IMPACT OF THE ORDINANCE ON SPECIFIC STRUCTURES SHOULD BE ADDRESSED TO THE CITY ENERGY OFFICE.

SANTA BARBARA CITY PLANNING COMMISSION

RESOLUTION NO. 117

SUBJECT: Application of Larry Bissell for a modification of provisions of Section 28.15.060.1 of Title 28 of the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, as applied to City Parcel 41-022-32 located at 1464 La Cima Road in a R-1 one family residence zone, in order to permit a two(2) car carport to be located five (5) feet from the front lot line instead of being set back the required twenty (20) feet.

WHEREAS, the City Planning Commission has held the required public hearing on the above application; and the applicant was present.

WHEREAS, 0 persons appeared to speak in favor of the application and 0 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

Plot plan & location map
Elevations
Applicant's letter, undated

; and

WHEREAS, the matter having been fully considered by this Commission, the Planning Commission finds as follows:
That it is an appropriate improvement on the lot.

NOW, THEREFORE IT IS RESOLVED that the City Planning Commission hereby approves the subject request, subject to the following conditions:

1. The owner record a deed restriction that the carport will not be enclosed in a manner so as to reduce the visibility of any vehicle entering into or exiting from the carport.
2. The owner waives the right to protest the formation of any and all public improvement districts.
3. The Architectural Board of Review shall review the project in light of keeping the structure as far from the road as possible.
4. No structures shall be permitted in the shaded area on the site plan as submitted by the applicant.

Passed and adopted this 2nd day of December, 1982, by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6
NOES: 0

Abstained: 0
Absent: 1

CITY PLANNING COMMISSION
SANTA BARBARA, CALIFORNIA

I hereby certify that the above Resolution was adopted by the Santa Barbara City Planning Commission at its meeting of the above date.

Allen M. Lathrop
Secretary

December 7, 1982
Date

NOTE: This action of the City Planning Commission shall become effective ten (10) days from date of mailing of this resolution copy, unless appealed to City Council within that time.

SANTA BARBARA CITY PLANNING COMMISSION

RESOLUTION NO. 125

SUBJECT: Application of Larry Bissell for a modification of provisions of Section 28.15.060.1 of Title 28 of the Municipal Code of the City of Santa Barbara, the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, as applied to City Parcel 41-022-32 located at 1464 La Cima Road in an R-1 one family residence zone, in order to permit the second story portion of a proposed residence to be located at setbacks varying from nine (9) to fifteen (15) feet instead of being set back the required fifteen (15) feet.

WHEREAS, the City Planning Commission has held the required public hearing on the above application; and the applicant was present.

WHEREAS, 0 persons appeared to speak in favor of the application and 0 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

Plot plan and location map
Elevations
Applicant's letter, undated
revised plot plan submitted 12/16/82

; and

WHEREAS, the matter having been fully considered by this Commission, the Planning Commission finds as follows:

That it is necessary to secure an appropriate improvement on the lot and to prevent unreasonable hardship.

NOW, THEREFORE IT IS RESOLVED that the City Planning Commission hereby approves the subject request, subject to the following conditions:

1. The owner record a deed restriction that the carport will not be enclosed in a manner so as to reduce the visibility of any vehicle entering into or exiting from the carport.
2. The owner waives the right to protest the formation of any and all public improvement districts.
3. The Architectural Board of Review shall review the project.
4. No structures shall be permitted in the shaded area on the submitted plan.

Passed and adopted this 16th day of December, 1982, by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7
NOES: 0

Abstained: 0
Absent: 0

CITY PLANNING COMMISSION
SANTA BARBARA, CALIFORNIA

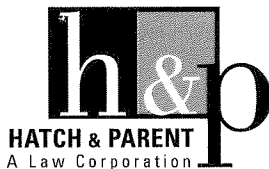
I hereby certify that the above Resolution was adopted by the Santa Barbara City Planning Commission at its meeting of the above date.

Aileen M. Hethercole
Secretary

December 21, 1982
Date

NOTE: This action of the City Planning Commission shall become effective ten (10) days from date of mailing of this resolution copy, unless appealed to City Council within that time.

21 East Carrillo Street
Santa Barbara, CA 93101
Telephone: (805) 963-7000
Fax: (805) 965-4333



DISTRIBUTED TO: DATE: 03.24.06
PLANNING COMMISSION (7)
SR. PLANNER, ASST. CITY ATTY.
CASE PLANNER APPLICANT(S)
AGENT PC SEC, ENTERED AS INT
PARTY ON DATE:
BY: Steven A. Amerikaner

(805) 882-1407
SAmerikaner@HatchParent.com

RECEIVED

MAR 24 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

March 24, 2006

By Hand

John Jostes, Chair and Members of the Planning Commission
City of Santa Barbara
P.O. Drawer 1990
Santa Barbara, CA 93101

Re: Your April 6, 2006 Agenda
1464 La Cima Road (applicants: Scott and Katrina McCosker)

Dear Chair Jostes and Members of the Commission:

This letter is submitted on behalf of the applicants, Scott and Katrina McCosker, the owners of the property at 1464 La Cima Road. The McCoskers were granted a front setback modification by the Hearing Officer. An appeal was filed by the McCoskers' next door neighbors – John and Kathy Cook – and that appeal is scheduled to be heard by your Commission on April 6, 2006.

Summary

The McCoskers offer the following points for your consideration:

1. Scope of Appeal. The Hearing Officer decision is very specific: it grants a modification from the 20' front yard setback requirement for a 31 s.f. triangular shaped second floor addition. For unexplained reasons, the appeal letter wanders far beyond that setback modification approval. It goes on at length about work in other parts of the house, other decisions made by other city staff and agencies (and not appealed at the time) and into numerous outlandish allegations that have nothing to do with this appeal. We ask that the appeal hearing be confined to the issues legally before the Commission.

2. The Modification Was Properly Granted. The Hearing Officer reached the correct result given the municipal code standards and the facts of this case. There is no reason to overturn her judgment.

Facts of the Appeal

The house was built in 1982 on a 10,615 square foot lot. The original building permit was issued pursuant to a front yard setback modification allowing a carport and second story deck to have a setback ranging from 9' to 15' instead of the required 15' and 20' respectively.

The carport and deck setback permitted for this house was consistent with the other houses in the neighborhood.

Scott McCosker purchased the property in 1989. He and his wife began to plan their remodel of the house in 2002, and eventually decided to also enclose the carport. When the remodel is completed, the house will be 2,458 sf with an attached two-car garage. Construction began on the project over two years ago, and is expected to be completed in late 2006. In preparing those plans, the McCoskers were careful to avoid any improvements within a recorded view easement over their backyard granted to the Cooks by the McCoskers' predecessor.

The planned remodel involves changes to all areas of the house, including the front and back. The original remodel plans clearly include a 31' triangular-shaped addition to the second story, on the front side of the house. This small addition includes a minor enlargement of the master bedroom and master bathroom.

The building permit for the project was issued in November 2003 and work commenced. In November 2005, an oversight was discovered: since the remodel plans include the 31' second story addition, a front setback modification should have been approved before the building permit was issued. Even though that small addition is within the footprint of the original residence, staff concluded that as a technical matter a front yard setback modification was needed. It is undisputed that neither City staff nor the McCoskers' architect realized that a front setback modification was required when the project was permitted in 2003.

In the spirit of cooperation, the McCoskers agreed to apply for the modification despite the fact that the building permit had been issued two years earlier and the project was very nearly complete.

The Modification Application was submitted on January 12, 2006. On February 1, 2006, after a duly noticed public hearing, the Hearing Officer granted the modification. The appellants appeared at the hearing and offered virtually no evidence on the merits of the modification application. Instead, they spent a great deal of time criticizing the planning staff and raising questions about other aspects of the project unrelated to the 31' second story addition.

On February 9, 2006, this appeal was filed in the form of a six page, double spaced letter from the appellant's attorney.

Scope of Appeal: The Issues Should be Specifically and Narrowly Defined

The appellants raise dozens of issues unrelated to the modification. Their appeal letter goes on at length about the back patio, about an outdoor fireplace, about impacts on rear deck views, about notices from the City given in 2003, about all sorts of issues that have nothing to do with the matter before the Commission.

The McCoskers believe that orderly procedures require that the issues on this appeal be specifically and narrowly defined, and that the hearing be limited to just those issues. Allowing the appellants or others to testify on the range of irrelevant issues contained in their appeal letter

will be wasteful of this Commission's time and unfair to the applicants and the public.

We respectfully request that the Commission enlist the legal advice of the City Attorney in defining the scope of the hearing, and that the Chair confine the hearing to just those issues.

The Modification Was Properly Granted

A setback modification may be granted where:

“... the modification is consistent with the purposes and intent of this Title, and is necessary to (i) secure an appropriate improvement on a lot, (ii) prevent unreasonable hardship, (iii) promote uniformity of improvement, or (iv) the modification is necessary to construct a housing development which is affordable to very low, low, moderate or middle income households.” S.B.M.C. Section 28.92.110.

There are numerous reasons why these finds can be made.

First, the 31' addition is an “appropriate improvement” on the lot. It is entirely within the footprint of the first floor. More importantly, it would not bring the second story any closer to the street than the closest point of the original second story, which is located approximately 11' from the street. Thus, this small addition does not cause the structure to intrude any further into the setback than is already the case.

Second, the 31' addition is small and inconspicuous. It causes no impacts on any neighbors. The addition was reviewed and approved by the ABR, and without the addition the residence will appear imbalanced.

Third, the 31' addition is consistent with second story setback intrusions elsewhere in the neighborhood. In fact, the appellants themselves have a second story over their garage that intrudes into the front yard setback more significantly than the McCoskers' proposed addition. Thus, this small addition would be a “uniform improvement” when compared to the Cooks' property.

Fourth, a modification is necessary to prevent an “unreasonable hardship.” As the photos submitted with the application demonstrate, this addition is very nearly completed. The house remodel including this small addition was permitted in 2003, and it appears that neither the applicant, his architect, city staff or the Planning Commission noticed that the second story addition required a setback modification. The house is nearly complete. It would be a manifest hardship to deny this modification at this late stage.

In addition, the 31 s.f. addition has been designed to incorporate structural members from the original residence, which eliminates the need for additional costly structural engineering and components.

We respectfully submit that the reasons to grant the modification are compelling.

Conclusion

The McCoskers believe that they have scrupulously followed the City's rules for over three years. They have tried their best to secure every permit needed for their project. Unfortunately, through a simple oversight, they find themselves needing one additional City approval.

The undisputed facts demonstrate that the Municipal Code standards for granting a setback modification have been met.

For these reasons, the McCoskers respectfully request that the appeal be denied.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven A. Amerikaner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steven A. Amerikaner
For HATCH & PARENT
A Law Corporation

cc. Stephen P. Wiley, City Attorney (by fax)
Bettie Weiss, City Planner (by fax)
Scott and Katrina McCosker
Jan Hochhauser, Hochhauser Blatter Architects
Syndi Souter

21 East Carrillo Street
Santa Barbara, CA 93101
Telephone: (805) 963-7000
Fax: (805) 965-4333



Steven A. Amerikaner

(805) 882-1407
SAmerikaner@HatchParent.com

March 27, 2006

By Hand Delivery

Chairman John Jostes and Members of the Commission
City Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93102

Re: Your April 6, 2006 Agenda
1464 La Cima Road (Applicants: Scott and Katrina McCosker)

Dear Chair Jostes and Members of the Commission:

As a follow up to my March 24 letter, enclosed please find a letter from the Appellant, John H. Cook, to the City of Santa Barbara dated February 1, 1986 requesting a modification of the front yard setback requirements for his own garage. He proposed that the garage be set back 5 feet from the front lot line instead of the required 20 feet. The attached staff report includes a second request: to set back a proposed second story bedroom addition above the proposed garage 14 feet from the front lot line instead of being set back the required 20 feet.

Thank you for considering this additional information.

Very truly yours,

Steven A. Amerikaner
For HATCH & PARENT
A Law Corporation

SAA:olr
Enclosure

cc: Stephen P. Wiley, City Attorney (by fax)
Bettie Weiss, City Planner (by fax)
Scott and Katrina McCosker
Jan Hochhauser, Hochhauser Blatter Architects
Syndi Souter

SB 390205 v1:011236.0001

John H. Cook
1466 LA CIMA RD
Santa Barbara,
CA 93101
569 4715

FEB 1 86

CITY OF SANTA BARBARA
PLANNING Commission

THIS MODIFICATION IS NECESSARY TO
PROVIDE MY RESIDENCE, LOCATED AT 1466
LA CIMA RD. WITH A TWO CAR GARAGE.

WHEN I PURCHASED THE HOUSE IN
MAY 83, THE ZONING REPORT INDICATED
VIOLATIONS. TO COMPLY I MUST REQUEST
THAT THE FRONT & SIDE YARD BE
MODIFIED TO MEET THE ZONING
REQUIREMENTS.

IT SEEMS THAT THE EXISTING
FAMILY ROOM (EAST END OF THE HOUSE) WAS
THE ORIGINAL GARAGE WITH THE GARAGE
DOOR LOCATED AT THE END OF THE HOUSE.

THIS ROOM WAS ORIGINALLY CONVERTED
IN 1971 WITH A PERMIT WHICH I
HAVE ATTACHED, BUT THIS PERMIT WAS
NEVER FINALED. I AM NOW IN PROCESS
OF TRYING TO REFINANCE AND WITH
THE VIOLATION, NO BANK WILL DO THE
LOAN. I ~~PRE~~ASSUME THE CONVERSION WAS
DONE PRIOR TO THE LOT SPLIT OF PARCEL
41-022-2 WHICH COMPLETELY BLOCKS OFF
ANY ATTEMPT TO RE-CONVERT IT TO A
GARAGE.

BECAUSE OF THIS ADVERSE ~~ON~~ CONDITION
I HOPE YOU WILL LOOK FAVORABLY OF
MY REQUEST

~~Sincerely yours~~
John H. Cook

This Modification is also ~~needed~~ needed because the lot has very limited space in which to build, because of the hillside. I would also like to explain that most the houses up on La Cima are build right on the STREET EDGE. ONE house is only 4' from street edge. The depth of the garage is needed for the storage of my ski boat which is worth about 15000⁰⁰

Sincerely yours

John A. Cook

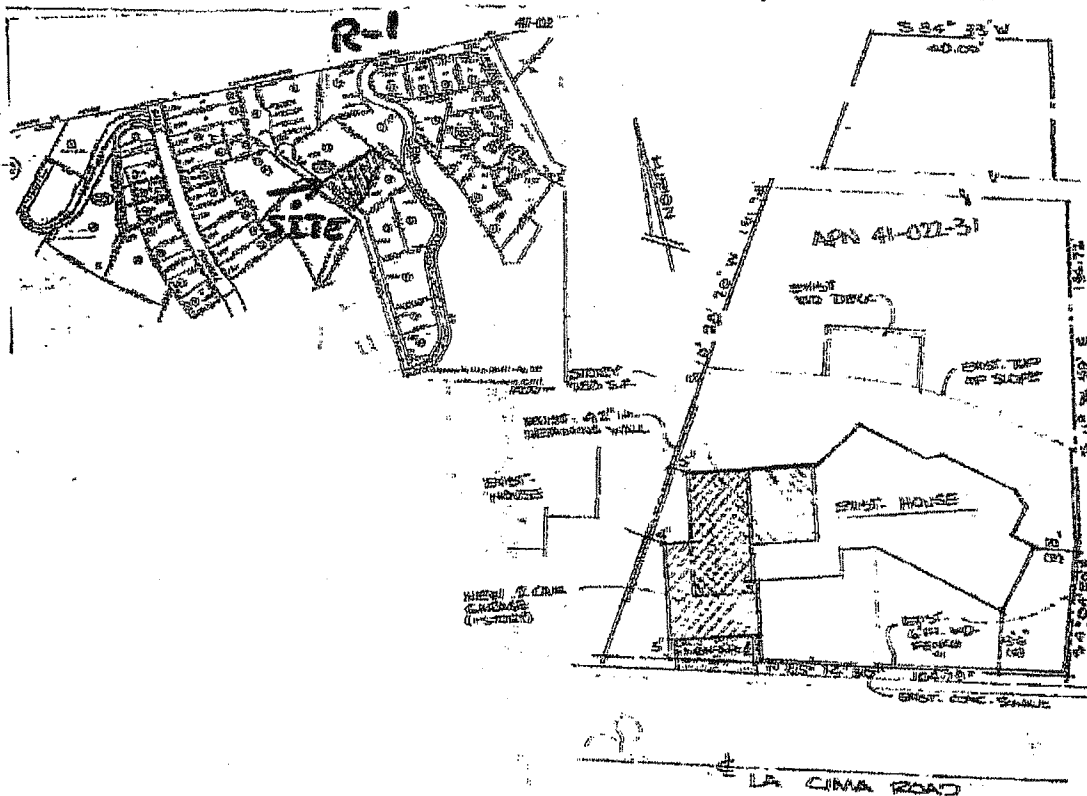
P.S.

PROPOSED GARAGE to be 4' from exterior lot line instead of required 5' and 5' from front lot line instead of required 20'

MODIFICATION

1466 LA CIMA ROAD

PLOT PLAN AND LOCATION



NOTICE IS HEREBY GIVEN that a public hearing will be held by the Modification Hearing Officer starting at 10:00 a.m., February 26, 1984, in the Conference Room at 1236 Chapala Street, Santa Barbara, California, on the following application for modification of provisions of the Zoning Ordinance of the City of Santa Barbara, as provided for under Section 22.92.026 of the Municipal Code of the City of Santa Barbara. Note: Items will be heard in the order that they appear on the agenda.

1. ADDRESS: 1466 La Cima Road ZONE: R-1
 APPLICANT: John Cook PARCEL: 41-022-31
 REQUEST: To permit:
- I. A proposed two-car garage with its opening facing the street to be located:
 - A. Five (5) feet from a front lot line instead of being set back the required twenty (20) feet; and
 - B. Four (4) feet from an interior lot line instead of being set back the required five (5) feet.
 - II. A proposed second-story bedroom addition (above the proposed garage) to be located fourteen (14) feet from a front lot line instead of being set back the required twenty (20) feet.

The above notice is sent to you because your property is within 65 feet of the property in the request. IF you have any questions in regard to the above, please call 963-1663.

NOTE: This matter may be dropped from the agenda unless the applicant and or agent is present and ready to proceed on the date set herein.

CITY OF SANTA BARBARA

COMMUNITY DEVELOPMENT DEPT.
Redevelopment • Environmental Review
Planning • Zoning • Building • Housing



1235 CHAPALA STREET
P.O. DRAWING P.P.
SANTA BARBARA, CA 93102
(805) 965-1553

February 26, 1986

Mr. John Cook
1466 La Cima Road
Santa Barbara, CA 93101

SUBJECT: 1466 La Cima Road, Parcel No. 41-022-31; Zone R-1

Dear Mr. Cook:

At a public hearing held on February 26, 1986 the Modification Hearing Officer approved your request for a modification to permit:

- I. A proposed two-car garage with its opening facing the street to be located:
 - A. Five (5) feet from a front lot line instead of being set back the required twenty (20) feet; and
 - B. Four (4) feet from an interior lot line instead of being set back the required five (5) feet.
- II. A proposed second-story bedroom addition (above the proposed garage) to be located fourteen (14) feet from a front lot line instead of being set back the required twenty (20) feet;

subject to the following conditions:

1. The proposed construction and the conversion of the "as built" one-car garage may not be utilized as an additional dwelling unit.
2. The following shall be included in any request for building permits in conjunction with this modification approval:
 - a. Conversion of an existing one-car garage (on the easterly side of the dwelling) to "as built" additional dwelling space.
 - b. An existing "as built" deck of approximately ten (10) feet by twenty (20) feet on the northerly portion of the parcel.

Mr. John Cook
February 26, 1986
Page Two

3. The following shall be accomplished prior to issuance of any building permits in conjunction with this modification approval:
 - a. The owner will record a document voiding any claim for access easement on Parcel B (APN 41-022-31) as shown on Lot Split Map Book C, Page 77 dated November 23, 1966.
 - b. The owner will record a "Notice and Warranty" document on parcel 41-022-031. A copy of the document to be used for this purpose is attached.
 - c. The proposed project shall be submitted to the Architectural Board of Review for review and approval.
4. The following shall be accomplished prior to the final approval of any building permits issued in conjunction with this modification approval:
 - a. The existing storage sheds located in the front yard (southerly portion of the property) shall be removed or relocated on the property so as not to encroach into the front yard or the required interior yard setbacks.
 - b. The truck currently parked/stored on the westerly lot line and encroaching into the required interior yard shall be removed from the property.
5. The owner shall record an agreement waiving the right to protest the formation of any and all street, street lighting, traffic, underground utility and other public improvement districts. A copy of the document to be used for this purpose is attached.

In taking this action, the Hearing Officer made the findings required by Municipal Code Section 28.92.026, that is, the modification is necessary to secure an appropriate improvement on the property.

This decision may be appealed to the Planning Commission by filing an appeal with Zoning no later than March 10, 1986. If not appealed within that time, the action is final subject to the action of the Planning Commission within the time period established for an appeal.

If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.

Subsequent to the outcome of any appeal action your next administrative step should be to apply for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.

Mr. John Cook
February 26, 1986
Page Three

If the use authorized by the modification is unused, abandoned or discontinued for a period of six months from the date of approval of the modification, or if the conditions of approval have not been complied with, the modification shall become null and void.

Sincerely,



Milton R. Moeschlin
Modification Hearing Officer

Mark Bacino

1420 La Cima Road, Santa Barbara, California 93101

DISTRIBUTED TO: DATE: 3.21.06
PLANNING COMMISSION (7) 92
SR. PLANNER, ASST. CITY ATTY.
CASE PLANNER APPLICANT(S)
AGENT PC SEC, ENTERED AS INT
PARTY ON DATE: 3.21.06
BY: 92

RECEIVED

MAR 20 2006

March 15, 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

Dear Planning Commissioners,

I am writing this letter to demonstrate my support for Scott McCosker's second story addition at 1464 La Cima Road.

I live on La Cima Road and have watched his addition and remodeling project since construction began at the end of 2003. I have no objection to the small triangular addition to the front of his second story as it is constructed. Scott McCosker is an excellent neighbor and has been very conscientious in obtaining the necessary permits and permissions from the city needed for his remodel. I am looking forward to the completion of his project, and understand that the approval of this modification request is necessary for him to finish the project.

I hope that you can also support this project.

Sincerely,



Mark Bacino

EXHIBIT F

DISTRIBUTED TO: DATE: 02.14.06
PLANNING COMMISSION (7)
SR. PLANNER, ASST. CITY ATTY. 7
CASE PLANNER APPLICANT(S)
AGENT PC SEC, ENTERED AS INT
PARTY ON DATE: 02.14.06
BY: 92

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, Ca. 93101

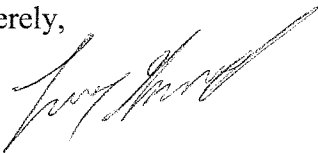
Re; McCosker addition, case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 zone

Dear Commissioners,

I am writing this letter to show my support for Scott McCoskers second story addition at 1464 La Cima Rd.

The small triangular shaped addition to his second story is necessary to complete his remodel. I look forward to the completion which is long overdue and urge the full commission to approve the final stage of this project which conforms with the surrounding neighborhood.

Sincerely,



Larry Good,
Santa Barbara resident

RECEIVED

MAR 14 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

John H. Graff
Consultant
Infrared Imaging Systems Engineering

February 28, 2006

Chairman Mahan and Members of the Commission
City of Santa Barbara Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Dear Commissioners:

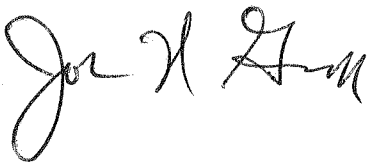
This letter is in support of Scott McCosker's addition to his home at 1464 La Cima Road. The case number is MST2006-00026.

I have visited this project and remodel several times since construction began. Not only do I believe that his project is compatible with the surrounding neighborhood, but I can find no legitimate issue with the proposed very small modification on the second story. Indeed, it does not even come close to giving any plausibility to the idea that it creates any impacts. I also have noted that his immediate neighbors enjoy the benefit of a very similar modification which is in fact much greater in scale.

I personally am eagerly awaiting the opportunity to visit him in his completed home. I urge you to support the findings made by the City's Modification hearing and allow him to finish his home.

Thanks for your consideration,

John H. Graff



RECEIVED

MAR 14 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

CITY/STATE/ZIP: _____
SUPPORT _____

**ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY**

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____
NAME: John Meaney
ADDRESS: 4535 Aragon Dr. #C
CITY/STATE/ZIP: Carpinteria CA 93013
PHONE NUMBER: 805-684-6550

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ✓

Comments: I can't believe an eyesore like this is being
built in an otherwise pastoral neighborhood.

~~OPPOSE
SUPPORT~~

Submitted 2.1.06
DATE: _____

**ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY**

ITEM ADDRESS: _____ AGENDA ITEM NUMBER: _____
NAME: Stephanie Douglas
ADDRESS: 5024 Douglas Ln.
CITY/STATE/ZIP: Santa Barbara, CA 93111
PHONE NUMBER: (805) 683-2437

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No X

Comments: The chimney doesn't fit in the area.
It overtakes the scenery for EVERYONE!

OPPOSE ☐
SUPPORT ☒

DATE: 2-1-05
-06

MODIFICATION HEARING
REQUEST TO SPEAK

APN

ITEM ADDRESS: 1464 La Cima Rd.

AGENDA ITEM NUMBER: 041-022-032

NAME: Roberta Tracy

ADDRESS: 1460 La Cima Rd.

CITY/STATE/ZIP: SB. Ca. 93101

PHONE NUMBER: 805-682-8028

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable):

Written material also submitted: Yes ☐ No ☐

Comments:

OPPOSE ☒
SUPPORT ☐

DATE: 2-1-06

MODIFICATION HEARING
REQUEST TO SPEAK

ITEM ADDRESS: 1464 La Cima

AGENDA ITEM NUMBER: A

NAME: Tony Fischer

ADDRESS: 2209 ANAKA ST

CITY/STATE/ZIP: SB CA 93105

PHONE NUMBER: 563-6784

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable):

Written material also submitted: Yes ☒ No ☐

Comments:

John & Kathy Cook

OPPOSE ☒
SUPPORT ☐

DATE: 2/1/06

MODIFICATION HEARING
REQUEST TO SPEAK

ITEM ADDRESS: 1464 La Cima Rd

AGENDA ITEM NUMBER: _____

NAME: Zachary Cook

ADDRESS: 1464 La Cima Rd

CITY/STATE/ZIP: Santa Barbara, CA 93101

PHONE NUMBER: (805) 682-1885

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes ☐ No ☐

Comments: _____

OPPOSE ☒
SUPPORT ☐

DATE: 2-1-06

MODIFICATION HEARING
REQUEST TO SPEAK

ITEM ADDRESS: 1464

AGENDA ITEM NUMBER: _____

NAME: John Cook

ADDRESS: 1466 La Cima Rd

CITY/STATE/ZIP: Santa Barbara CA 93101

PHONE NUMBER: 6821885

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☐

Organization represented (if applicable): _____

Written material also submitted: Yes ☒ No ☐

Comments: _____

OPPOSE ☒
SUPPORT ☐

DATE: 1-2-06

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LA-CIMA RD. AGENDA ITEM NUMBER: _____

NAME: GINO GORE

ADDRESS: 1401 LACIMA RD

CITY/STATE/ZIP: SANTA BARBARA, CA 93101

PHONE NUMBER: 805 687-7742

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ☒

Comments: Chimneys belong inside dwellings not out on patio blocking many others view for absolutely no reason.

Not here

OPPOSE ☒
SUPPORT ☐

DATE: 21-05-2005

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd. AGENDA ITEM NUMBER: _____

NAME: Terry Mary Martinez

ADDRESS: Leslie North Fourth St. #2

CITY/STATE/ZIP: Lompoc Ca. 93426

PHONE NUMBER: (805) 740 2099

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: The City of S.B. should have NEVER allowed such a structure to be built. I believe it is not only wrong, unsafe, and hideous!

OPPOSE ☒
SUPPORT ☐

DATE: 12-21-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Road AGENDA ITEM NUMBER: _____
NAME: Michelle Brown
ADDRESS: 1098 Strawinsky Lane
CITY/STATE/ZIP: Ventura, CA 93003
PHONE NUMBER: 805 654 9040

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): N/A

Written material also submitted: Yes ☐ No ☒

Comments: This property's "remodel" is ridiculous. Any city views have been obstructed (from all neighboring homes) with a huge chimney. When did Santa Barbara's city offices start allowing one person's home to impede every other house around them? This design shows a complete disregard for any home owner on La Cima. What about the rights of the other homeowners - can they build 12 ft walls to hide the obstruction? I can't believe this is legal... is it??

OPPOSE ☒
SUPPORT ☐

DATE: 12/12/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LACIMA AGENDA ITEM NUMBER: _____
NAME: BUTCH AHARONIAN
ADDRESS: 6407 CAMINO VIVIENTE
CITY/STATE/ZIP: BOLETA, CA 93117
PHONE NUMBER: 964-5796

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes ☐ No ☐

Comments: CHIMNEY LOOKS TERRIBLE
BLOCKS JOHN COOK'S VIEW

January 29, 2006

To: Modification Officer

RE: 1464 La Cima Road

We object to the fact that this project has numerous requests for hearings to request "after the fact" waivers and changes to the chimneys, the walls and the setbacks. We request that no waivers be granted unless all items including the chimneys, the walls, the building height and the setbacks are investigated, evaluated and decided by the ABR at the same time. This project has been under construction for too long and all of these matters should have been carefully reviewed and determined before, not after, the project was allowed to start. We do not think that now granting a waiver of the front yard setback makes sense just because it is under construction. The owner, the architect and the City staff clearly knew or should have known the setbacks when this project started.

Thank you,

Donald B. Reilly
1750 Calle Poniente
SB CA 93101

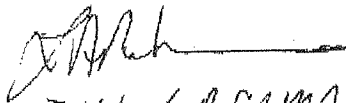
✓
January 29, 2006

To: Modification Officer

RE: 1464 La Cima Road

We object to the fact that this project has numerous requests for hearings to request "after the fact" waivers and changes to the chimneys, the walls and the setbacks. We request that no waivers be granted unless all items including the chimneys, the walls, the building height and the setbacks are investigated, evaluated and decided by the ABR at the same time. This project has been under construction for too long and all of these matters should have been carefully reviewed and determined before, not after, the project was allowed to start. We do not think that now granting a waiver of the front yard setback makes sense just because it is under construction. The owner, the architect and the City staff clearly knew or should have known the setbacks when this project started.

Thank you,


1341 LA CIMA RD.
Leo Reckstein?

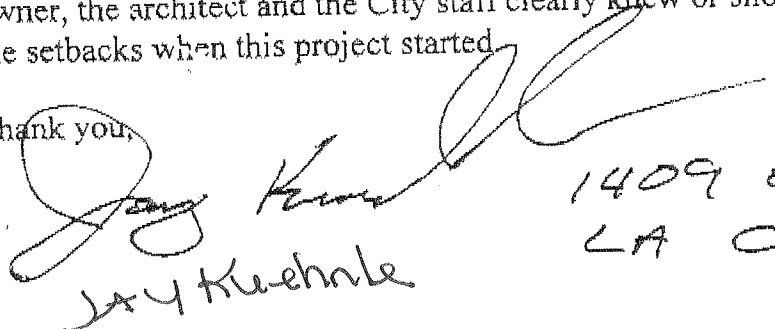
✓
January 29, 2006

To: Modification Officer

RE: 1464 La Cima Road

We object to the fact that this project has numerous requests for hearings to request "after the fact" waivers and changes to the chimneys, the walls and the setbacks. We request that no waivers be granted unless all items including the chimneys, the walls, the building height and the setbacks are investigated, evaluated and decided by the ABR at the same time. This project has been under construction for too long and all of these matters should have been carefully reviewed and determined before, not after, the project was allowed to start. We do not think that now granting a waiver of the front yard setback makes sense just because it is under construction. The owner, the architect and the City staff clearly knew or should have known the setbacks when this project started.

Thank you,


Jay Kuehnle

1409 & 1415
LA CIMA RD.

✓
January 29, 2006

To: Modification Officer

RE: 1464 La Cima Road

We object to the fact that this project has numerous requests for hearings to request "after the fact" waivers and changes to the chimneys, the walls and the setbacks. We request that no waivers be granted unless all items including the chimneys, the walls, the building height and the setbacks are investigated, evaluated and decided by the ABR at the same time. This project has been under construction for too long and all of these matters should have been carefully reviewed and determined before, not after, the project was allowed to start. We do not think that now granting a waiver of the front yard setback makes sense just because it is under construction. The owner, the architect and the City staff clearly knew or should have known the setbacks when this project started.

Thank you,

Be 9/11 - occupant
1330 LA CIMA RD.

January 29, 2006

To: Modification Officer

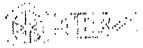
RE: 1464 La Cima Road

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Thank you,

Laura Newman
1350 La Cima 93101

My concern also regards
the need for a drainage plan off
the back of the house + property to
prevent further problems stemming
from his hillside dirt washing
into my yard during periods
of high rain



January 31, 2006

To: Modification Officer

Re: 1464 La Cima Road

I am thoroughly disgusted with the length of time it has taken to construct this remodel. The street we live on has been in a shabby condition over several years. Trucks, debris, portable toilets, construction materials have encumbered traffic and has presented an unsightly condition for years.

The project has been under construction for far too long and all matters related to zoning need to be resolved immediately and a timeline set for completion needs to be established and enforced.

Thank you.

Donald Ziemer
A.I.A. Architect

30 W. ARRELLA
SB 93101

January 29, 2006

✓ To: Modification Officer

RE: 1464 La Cima Road

We object to the fact that this project has numerous requests for hearings to request "after the fact" waivers and changes to the chimneys, the walls and the setbacks. We request that no waivers be granted unless all items including the chimneys, the walls, the building height and the setbacks are investigated, evaluated and decided by the ABR at the same time. This project has been under construction for too long and all of these matters should have been carefully reviewed and determined before, not after, the project was allowed to start. We do not think that now granting a waiver of the front yard setback makes sense just because it is under construction. The owner, the architect and the City staff clearly knew or should have known the setbacks when this project started.

Thank you,

Virgil Vargay

1340 La Cima SB

93101

805-687-7472

January 29, 2006

✓
To: Modification Officer

RE: 1464 La Cima Road

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Thank you,



Efraim Olivares

1470 La Cima Rd.

Santa Barbara CA 93101

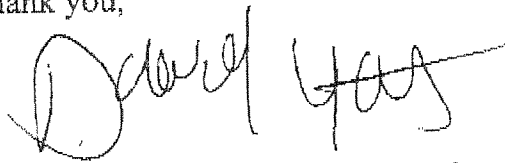
✓
January 29, 2006

To: Modification Officer

RE: 1464 La Cima Road

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Thank you,



1748 Calle Poniente
Santa Barbara, CA
93101

January 29, 2006

To: Modification Officer

RE: 1464 La Cima Road

We object to the fact that this project has numerous requests for hearings to request "after the fact" waivers and changes to the chimneys, the walls and the setbacks. We request that no waivers be granted unless all items including the chimneys, the walls, the building height and the setbacks are investigated, evaluated and decided by the ABR at the same time. This project has been under construction for too long and all of these matters should have been carefully reviewed and determined before, not after, the project was allowed to start. We do not think that now granting a waiver of the front yard setback makes sense just because it is under construction. The owner, the architect and the City staff clearly knew or should have known the setbacks when this project started.

Thank you,



1315 LA CIMA RD.
S.B. 107

OPPOSE ☒
SUPPORT ☐

DATE: 12 7 05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LACIMA RD AGENDA ITEM NUMBER: _____

NAME: Paul S Petersen

ADDRESS: 4897 Bucktail

CITY/STATE/ZIP: Paso Robles CA 93446

PHONE NUMBER: 805 624 4727

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: any item built that is permanent that disrup:
a persons life or lifestyle in any area
need to be looked at very carefully and this one
of those items

OPPOSE ☒
SUPPORT ☐

DATE: 12-10-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LA CIMA RD AGENDA ITEM NUMBER: _____

NAME: Ron Cook 132 SAN FEDERICO AVE

ADDRESS: 132 SAN FEDERICO AVE 1464 LA CIMA RD

CITY/STATE/ZIP: SANTA BARBARA, CA 93111

PHONE NUMBER: 805-696 6644

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: I oppose this project because it (chimney & deck
is too high & too far out which obstructs the view
from 1464 LA CIMA looking out towards harbor & city
I had lived at this address from which there was no
house built yet and watched it being built to a 3 story
structure which had no obstructed views. Now it is
unsightly & unattractive to the eye, this could
set a precedence for future unsightly projects
if approved.

OPPOSE ☒
SUPPORT ☐

DATE: 12-10-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LACIMA AGENDA ITEM NUMBER:
NAME: GEORGE SALAS
ADDRESS: 725 FLORA VISTA
CITY/STATE/ZIP: SANTA BARBARA CA 93109
PHONE NUMBER: 965-6726

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable):

Written material also submitted: Yes ☐ No ☐

Comments: Eye sore, FIRE HAZARD. I LIVE
Right over Hill if starts FIRE MY
HOUSE IS IN DANGER.

OPPOSE ☒
SUPPORT ☐

DATE:

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LACIMA AGENDA ITEM NUMBER: N/A
NAME: Susie Gosnell
ADDRESS: 5095 Potos Way
CITY/STATE/ZIP: Santa Barbara CA 93109
PHONE NUMBER: 805 969 3415

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☐

Organization represented (if applicable):

Written material also submitted: Yes ☐ No ☐

Comments: I have been enjoying the view
for years and am sad that the
view was interrupted by the
neighbors Chimney. The
Chimney is an eye sore!
Please take down!!!

OPPOSE ☒
SUPPORT ☐

DATE: 12.10.05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima rd. AGENDA ITEM NUMBER: _____
NAME: Shannyn Tupper
ADDRESS: 429 Garden St
CITY/STATE/ZIP: Santa Barbara CA 93101
PHONE NUMBER: (805) 899-2960

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: I was planning to have my wedding on the Deck of this house (close family friends). I am going to have to reconsider if this chimney stays as is.

OPPOSE ☒
SUPPORT ☐

DATE: _____

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____
NAME: Jill Drewisch
ADDRESS: 7349 Elmhurst Place
CITY/STATE/ZIP: Goleta Ca 93117
PHONE NUMBER: 685-0284

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ☒

Comments: I know that you haven't seen this yourself - you would be disgusted. How could you allow this in good conscience - It's ugly and shameful -

OPPOSE ☒
SUPPORT ☐

DATE: 12/10/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____

NAME: Tony Melan

ADDRESS: 8036 San Julio

CITY/STATE/ZIP: Santa Barbara

PHONE NUMBER: 1805 903-4458

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: This fire place is hideous! Please take this down immediately! This ruins the view! Please

OPPOSE ☒
SUPPORT ☐

DATE: 12/10/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____

NAME: Oscar Gonzalez

ADDRESS: 1237 N. Ventura Ave.

CITY/STATE/ZIP: Ventura CA 93001

PHONE NUMBER: (805) 448-4241

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: This thing is awful, come see for yourself

OPPOSE ☒
SUPPORT ☐

DATE: 12-10-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____

NAME: Jerry Atelin

ADDRESS: 5036 SanJulio Ave

CITY/STATE/ZIP: Santa Barbara Ca 93111

PHONE NUMBER: 805 681-6339

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: The fireplace was quite an eye-sore.
It's too big & right in the middle of the Cook's
view. I'm sure it has reduced the value of the Cook's home.

OPPOSE ☒
SUPPORT ☐

DATE: 12/10/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LA CIMA AGENDA ITEM NUMBER: _____

NAME: Mike TUPPER

ADDRESS: 410 W CANNON PERDIDO

CITY/STATE/ZIP: SD CALIF 93101

PHONE NUMBER: 965-7196

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: LOOKS TERRIBLE & BLOCKS A BEAUTIFUL
view

OPPOSE ☒
SUPPORT ☐

DATE: _____ 3

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____

NAME: Ken Atelian

ADDRESS: 5036 San Pablo ave.

CITY/STATE/ZIP: Santa Barbara Ca. 93101

PHONE NUMBER: (805) 681-6339

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No

Comments: Ruins Neighbors View

OPPOSE ☒
SUPPORT ☐

DATE: 12/10/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1404 LA LIMA AGENDA ITEM NUMBER: _____

NAME: ERNIE & GINGER SANDOVAL

ADDRESS: 3805 LA CUMBRE HILLS LN

CITY/STATE/ZIP: 5 BARBARA CA 93110

PHONE NUMBER: (805) 569-7011

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: WHY CAN'T ANYONE JUST ORDER THE

CHANGE OF LOCATION OF THE HIDEOUS CAP?

WHY BLOCK SOMEONE'S VIEW WITH THAT? HAS

ANY ACTUALLY LOOKED FROM ANOTHER

NEIGHBOR'S MUCKLE TO SEE WHAT THEY HAVE

TO LOOK AT?

OPPOSE ☒
SUPPORT ☐

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1469 La Cima AGENDA ITEM NUMBER: N/A
NAME: Denise Gosnell Harbough
ADDRESS: 1802 Mountain Avenue
CITY/STATE/ZIP: Santa Barbara Ca 93101
PHONE NUMBER: 805.682.0727

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: _____

I have always enjoyed
John & Father's View for years. It
is now entirely blocked
What a disgrace! They deserve a
well!

OPPOSE ☒
SUPPORT ☐

DATE: 12/10/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd AGENDA ITEM NUMBER: _____
NAME: Laura Lechuga
ADDRESS: 989 Diamond Dr
CITY/STATE/ZIP: Santa Maria, CA 93455
PHONE NUMBER: 805 937.0873

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☐ NO

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ☒

Comments: Blocks the view. Why would any
neighbor want to look at that? This was
a beautiful view of SB, But now part is gone

✓ OPPOSE X
SUPPORT _____

DATE: 21-06-2005

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd. AGENDA ITEM NUMBER: _____
NAME: Terry Mary Martinez
ADDRESS: 636 North Fourth St. #2
CITY/STATE/ZIP: Homoc Ca. 93460
PHONE NUMBER: (805) 740 2099

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: The City of S.B. Should have NEVER
allowed such a structure to be built. I believe it is
not only wrong, unsafe, and hideous!

OPPOSE ✓
SUPPORT _____

DATE: 12-19-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____
NAME: John Meaney
ADDRESS: 4535 Aragon Dr. #C
CITY/STATE/ZIP: Carpinteria CA 93013
PHONE NUMBER: 805-684-6550

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ✓

Comments: I can't believe an eyesore like this is being
built in an otherwise pastoral neighborhood.

OPPOSE ☒
SUPPORT ☐

DATE: 12-21-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Road AGENDA ITEM NUMBER: _____
NAME: Michelle Brown
ADDRESS: 1098 Stravinsky Lane
CITY/STATE/ZIP: Ventura, CA 93003
PHONE NUMBER: 805 654 9040

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): N/A

Written material also submitted: Yes ☐ No ☒

Comments: This property's "remodel" is ridiculous. Any city views have been obstructed (from all neighboring homes) with a huge chimney. When did Santa Barbara's City offices start allowing one person's home to impede every other house around them? This design shows a complete disregard for any home owner on La Cima. What about the rights of the other homeowners - can they build 12 ft walls to hide the obstruction? I can't believe this is legal... is it??

OPPOSE ☒
SUPPORT ☐

DATE: 12/12/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1404 LACIMA AGENDA ITEM NUMBER: _____
NAME: BUTCH AHARONIAN
ADDRESS: 6407 CAMINO VIVIENTE
CITY/STATE/ZIP: GOLETA, CA 93117
PHONE NUMBER: 964 5796

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes ☐ No ☐

Comments: CHIMNEY LOOKS TERRIBLE
BLOCKS JOHN COOKS VIEW

OPPOSE ☒
SUPPORT ☐

DATE: 1-2-00

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LA-CIMA RD.

AGENDA ITEM NUMBER: _____

NAME: GINO GORE

ADDRESS: 1401 LACIMA RD

CITY/STATE/ZIP: SANTA BARBARA, CA 93101

PHONE NUMBER: 805-687-7742

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ☒

Comments: Chimneys below inside dwellings not out on patio
blocking many others view for absolutely no reason.

OPPOSE ☒
SUPPORT ☐

DATE: _____

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: _____

AGENDA ITEM NUMBER: _____

NAME: Stephanie Douglas

ADDRESS: 5024 Douglas Ln.

CITY/STATE/ZIP: Santa Barbara, CA 93111

PHONE NUMBER: (805) 683-2437

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ☒

Comments: The chimney doesn't fit in the area.
It overtakes the scenery for EVERYONE!

January 29, 2006

✓ To: Modification Officer

RE: 1464 La Cima Road

We object to the fact that this project has numerous requests for hearings to request "after the fact" waivers and changes to the chimneys, the walls and the setbacks. We request that no waivers be granted unless all items including the chimneys, the walls, the building height and the setbacks are investigated, evaluated and decided by the ABR at the same time. This project has been under construction for too long and all of these matters should have been carefully reviewed and determined before, not after, the project was allowed to start. We do not think that now granting a waiver of the front yard setback makes sense just because it is under construction. The owner, the architect and the City staff clearly knew or should have known the setbacks when this project started.

Thank you,

Kathy Cook 1464 La Cima Rd.
JOHN COOK

✓ January 29, 2006

To: Modification Officer

RE: 1464 La Cima Road

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Thank you,

Donald B. Rieky
1750 Calle Poniente
SB CA 93101

✓
January 29, 2006

To: Modification Officer

RE: 1464 La Cima Road

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Thank you,

Dr. Joe
1401 Talina Rd.
Santa Barbara, Ca.

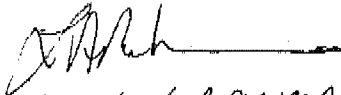
✓
January 29, 2006

To: Modification Officer

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Thank you,


1341 LA CIMAR RD.

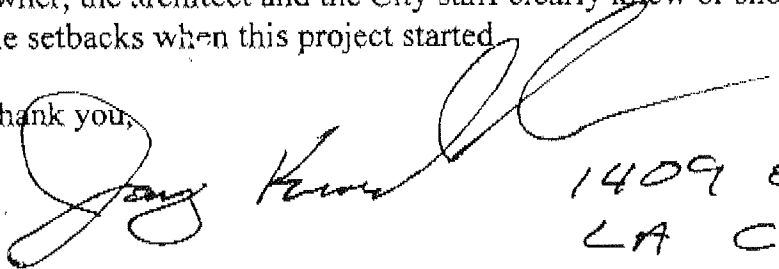
January 29, 2006

✓ To: Modification Officer

RE: 1464 La Cima Road

We object to the fact that this project has numerous requests for hearings to request "after the fact" waivers and changes to the chimneys, the walls and the setbacks. We request that no waivers be granted unless all items including the chimneys, the walls, the building height and the setbacks are investigated, evaluated and decided by the ABR at the same time. This project has been under construction for too long and all of these matters should have been carefully reviewed and determined before, not after, the project was allowed to start. We do not think that now granting a waiver of the front yard setback makes sense just because it is under construction. The owner, the architect and the City staff clearly knew or should have known the setbacks when this project started.

Thank you,



1409 & 1415
LA CIMA RD.

January 29, 2006

To: Modification Officer

RE: 1464 La Cima Road

✓ We object to the fact that this project has numerous requests for hearings to request "after the fact" waivers and changes to the chimneys, the walls and the setbacks. We request that no waivers be granted unless all items including the chimneys, the walls, the building height and the setbacks are investigated, evaluated and decided by the ABR at the same time. This project has been under construction for too long and all of these matters should have been carefully reviewed and determined before, not after, the project was allowed to start. We do not think that now granting a waiver of the front yard setback makes sense just because it is under construction. The owner, the architect and the City staff clearly knew or should have known the setbacks when this project started.

Thank you,

Be 9/1

1330 LA CIMA RD.

✓ January 29, 2006

To: Modification Officer

RE: 1464 La Cima Road

We object to the fact that this project has numerous requests for hearings to request "after the fact" waivers and changes to the chimneys, the walls and the setbacks. We request that no waivers be granted unless all items including the chimneys, the walls, the building height and the setbacks are investigated, evaluated and decided by the ABR at the same time. This project has been under construction for too long and all of these matters should have been carefully reviewed and determined before, not after, the project was allowed to start. We do not think that now granting a waiver of the front yard setback makes sense just because it is under construction. The owner, the architect and the City staff clearly knew or should have known the setbacks when this project started.

Thank you,

Laura Newman
1350 La Cima

My concern also regards the need for a drainage plan off the back of the house & property to prevent further problems stemming from his hillside dirt washing into my yard during periods of high rain.

Dear A.B.R. Members

I have to tell you that I heard about the situation that is in front of you today regarding the fire place and its location. when I first heard about it I did not think much about it other than it was unfortunate for both parties. Next I was invited to your last meeting on this issue and was taken back by the location and size of the fireplace. I understand how it was approved without the review of the full board and that was unfortunate but it is what it is. Next I read about it in the newspaper and now start to believe this problem it getting way out of hand.

Well I have to tell you that I was invited to a Christmas party at the Cooks home not thinking anything about the fireplace issue just looking forward to seeing my friends at the party. When I walked into the back yard and looked out to enjoy the view of our city I was shocked by the actual size and location of the fireplace. It looked like a power outage in the city when you looked towards the ocean. I could further describe it as a big black hole in the city. I would not want to walk out onto my deck everyday and see the "tower" day in and day out. nor do I believe any member on this board would enjoy seeing it either.

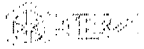
I do not know what happened between the Cooks and there neighbors to get this problem elevated to this level but it would sure make sense for all parties concerned to try to sit down and work out there differences. What ever happened to being a good neighbor? On both sides! I also know that mitigation is much more appealing than litigation these days and litigation is where I see this issue heading.

I will close by saying after being thru the A.B.R. process many times in the past twenty years along with two current projects I have found that the board members do a great job at what they do and that is to make Santa Barbara what it is today a beautiful paradise. Please do not stop now. This bad situation needs to be worked out where the Cooks are happy and there neighbors get there fireplace after all they have rights also. I also was told at the Cooks Christmas party that the Cooks were willing to pay to have the fireplace relocated. That sure seems to me to be a good start by the Cook household. I hope that everyone in this room today is going to be part of the solution not the problem.

Sincerely,

John Price





January 31, 2006

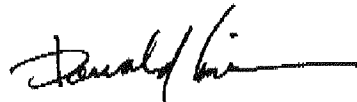
To: Modification Officer

Re: 1464 La Cima Road

I am thoroughly disgusted with the length of time it has taken to construct this remodel. The street we live on has been in a shabby condition over several years. Trucks, debris, portable toilets, construction materials have encumbered traffic and has presented an unsightly condition for years.

The project has been under construction for far too long and all matters related to zoning need to be resolved immediately and a timeline set for completion needs to be established and enforced.

Thank you.



Donald Ziemer
A.I.A. Architect

no address but in.

OPPOSE ☒
SUPPORT ☐

DATE: 12-1-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____
NAME: amy clark
ADDRESS: 1464 Roberson Rd
CITY/STATE/ZIP: Cedara CA. 93115
PHONE NUMBER: 685-2138

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: When building an architectural design that isn't pleasing
to the masses and esoteric to the majority, it becomes a dis-
service to the community and an irritation to the neighbors

OPPOSE ☒
SUPPORT ☐

DATE: 12-10-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 14164 La Cima Rd. AGENDA ITEM NUMBER: _____
NAME: Tiffany Storch
ADDRESS: 4120 E. ANAPAMU
CITY/STATE/ZIP: Santa Barbara, CA 93101
PHONE NUMBER: (805) 966-3623

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ☒

Comments: I feel that the out door fire place
takes away the beautiful view of the city.
It is smack down in the middle of our
view. It has too go!

OPPOSE ☒
SUPPORT ☐

DATE: 12/11/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LA CIMA RD. AGENDA ITEM NUMBER: _____

NAME: JEFFREY LANE

ADDRESS: 4546 WINDWARD WAY

CITY/STATE/ZIP: PASO ROBLES CA 93446

PHONE NUMBER: 805-703-0356

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: THE OUTDOOR CHIMNEY IS AN EYESORE, AND IT REDUCES THE
VALUE OF THE COOK'S HOME. I THINK IT IS A DISRESPECTFUL THING
TO DO, ESPECIALLY TO CAPITALIZE ON EVERYONE ELSE'S VIEW.

OPPOSE ☒
SUPPORT ☐

DATE: 12/10/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd AGENDA ITEM NUMBER: _____

NAME: Edward Clark

ADDRESS: 1939 Paquita Dr

CITY/STATE/ZIP: Carpinteria

PHONE NUMBER: 684-7233

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ☒

Comments: Why would somebody do such a vicious
thing to their neighbors?
The once beautiful view got ruined by this
horrible fireplace with the huge chimney

OPPOSE ☒
SUPPORT ☐

DATE: 12-10-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LA CIMA Rd.

AGENDA ITEM NUMBER: _____

NAME: THOMAS LANE

ADDRESS: 4546 WINDWARD WAY

CITY/STATE/ZIP: PASO ROBLES, CALIF 93446

PHONE NUMBER: (805) 237-9258

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: No need for a chimney that high, blocking a person's view that has been there for years. Completely unnecessary

OPPOSE ☒
SUPPORT ☐

DATE: _____

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima

AGENDA ITEM NUMBER: _____

NAME: Nathan Douglas

ADDRESS: 5020 Douglas Ln.

CITY/STATE/ZIP: Santa Barbara CA 93111

PHONE NUMBER: 805 683 2919

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: Doesn't look good,

OPPOSE ☒
SUPPORT ☐

DATE: 12/10/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 14109 LA CIMA AGENDA ITEM NUMBER: _____

NAME: DANIELLE TUPPER

ADDRESS: 318 SALIDA DEL SOL

CITY/STATE/ZIP: SB CA 93109

PHONE NUMBER: (605) 448 4241

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: THE OUTDOOR FIREPLACE LOOKS HORRIBLE. I WAS DISAPPOINTED TO SEE THAT IT BLOCKS THE BEAUTIFUL VIEW OF SANTA BARBARA. IT DOESN'T NEED TO BE SO HUGE... ITS RIDICULOUS.

OPPOSE ☒
SUPPORT ☐

DATE: _____

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LA CIMA AGENDA ITEM NUMBER: _____

NAME: DAVID CLARK

ADDRESS: 222 BIGGS RD #4

CITY/STATE/ZIP: SANTA BARBARA CALIF 93109

PHONE NUMBER: 963-7071

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ☒

Comments: _____

OPPOSE ☒
SUPPORT ☐

DATE: 12-10-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____
NAME: Janie Frank
ADDRESS: 410 W. Canon Perdido St.
CITY/STATE/ZIP: S.B. CA. 93101
PHONE NUMBER: 965-7196

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes ☐ No ☐

Comments: Blocks the beautiful view,

OPPOSE ☒
SUPPORT ☐

DATE: 12-10-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd. AGENDA ITEM NUMBER: _____
NAME: Anthony Cook
ADDRESS: 636 North 4th St
CITY/STATE/ZIP: Lompoc Ca 93436
PHONE NUMBER: 740-2099

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): The Cooks

Written material also submitted: Yes ☐ No ☐

Comments: I've lived in this house with my sister and
Parents since I can't remember. There was such a
beautiful view. Now when I get the house All I'll see
is that damn CHIMNEY. My kids have so much
to look forward to.

OPPOSE ☒
SUPPORT ☐

DATE: 12/10/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd AGENDA ITEM NUMBER: _____

NAME: Jolene & Jim Colony

ADDRESS: PO Box 1135

CITY/STATE/ZIP: Summerland, CA 93067

PHONE NUMBER: 805-969-9693

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: The fireplace / chimney is an eyesore and completely interferes with the city views from the Certs home.

OPPOSE ☒
SUPPORT ☐

DATE: 12/10/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd. AGENDA ITEM NUMBER: _____

NAME: Robyn Ramirez

ADDRESS: 1235 Santa Teresita

CITY/STATE/ZIP: Santa Barbara Ca 93105

PHONE NUMBER: (805) 682-5672

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: you can see this hideous Monstrosity from every room in this house. Please consider what you would want if it was your view.

✓
ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LACIMA Rd. AGENDA ITEM NUMBER: _____
NAME: Laurie Lane
ADDRESS: 4546 Windward Way
CITY/STATE/ZIP: Paso Robles Ca 93446
PHONE NUMBER: 805-237-9258

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: I have been to Kathy & John's home for many years and the chimney is not a nice sight at all to look at

OPPOSE ☒
SUPPORT _____

DATE: 12/10/05

✓
ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LA CIMARA RD. AGENDA ITEM NUMBER: _____
NAME: Nic Vallesjo
ADDRESS: 623 De La Vina St. #C
CITY/STATE/ZIP: Santa Barbara, CA 93101
PHONE NUMBER: 626-893-0980

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: That chimney is an eyesore. ~~I would~~ Aside from effecting property value, it is ridiculous.

OPPOSE ☒
SUPPORT ☐

DATE: 12-10-07

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd. AGENDA ITEM NUMBER: _____

NAME: SANDRA LOPEZ

ADDRESS: 4250 Calle Pearl #5

CITY/STATE/ZIP: Santa Barbara, CA 93110

PHONE NUMBER: (805) 681-0073

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ☒

Comments: I am very ~~amazed~~ appalled by the ~~very~~ unsightly sight of the out door Chimney, it takes away the view.

OPPOSE ☒
SUPPORT ☐

DATE: 12-10-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____

NAME: BERNARD

ADDRESS: 762 Las Canoas Rd

CITY/STATE/ZIP: SB CA 93105

PHONE NUMBER: 682-7025

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: Outdoor Chimney unsightly - ugly -
uncalled for - move to another location or
completely remove.

OPPOSE ☒

SUPPORT ☐

DATE: _____

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cerna AGENDA ITEM NUMBER: _____

NAME: Dave Drenth

ADDRESS: 7349 Elmhurst Place

CITY/STATE/ZIP: Goleta Ca 93117

PHONE NUMBER: 685-0234

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No ☒

Comments: I'm disappointed in the ABR. I've been a builder in Santa Barbara for 30 years and have seen anything like this. It looks like a refrigerator

Box blocking an incredible Santa Barbara View

DATE: 12-10-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LA CIMA RD AGENDA ITEM NUMBER: _____

NAME: DAVID GILKESON

ADDRESS: 5790 THORNWOOD DR

CITY/STATE/ZIP: GOLDFR CA

PHONE NUMBER: 683-1848

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No X

Comments: What the owner of this house HAS DONE completely

IN CONSIDERATE BORDERING ON MALICIOUS \rightarrow spl? this person HAS

artfully negotiated and maneuvered his way around all of the chiefs and balances of the ABR and the Cook were never notified of any cure

HEAVINGS

OPPOSE X
SUPPORT

DATE:

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd AGENDA ITEM NUMBER:

NAME: Lindsey Hartsoough

ADDRESS: 623 De La Vina St. #C

CITY/STATE/ZIP: Santa Barbara, CA 93101

PHONE NUMBER: (805) 886-8375

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable):

Written material also submitted: Yes No

Comments: The chimney ruins a view that
I have loved since I was a
little girl. ;)

OPPOSE
SUPPORT

DATE: 12/11/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER:

NAME: Jim Parker & Ruth Ann Bowie

ADDRESS: 4007 Via Lucero

CITY/STATE/ZIP: Santa Barbara CA 93110

PHONE NUMBER: 805 259 9210

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable):

Written material also submitted: Yes No

Comments: Chimney blocks view - too high.

OPPOSE ✓
SUPPORT

DATE: 12/10/03

No name or
address

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Road AGENDA ITEM NUMBER:

NAME:

ADDRESS:

CITY/STATE/ZIP:

PHONE NUMBER:

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable):

Written material also submitted: Yes No

Comments: The hideous chimney being built next
door to the Cook home should be removed & re-
designed so as not to obstruct the views of either
home. It is totally unnecessary to stand
out like a sore thumb; is a design faux
pas, and lowers the property values of
both homes. Why not have a warm
intimate fire w/out a chimney! Such a
large chimney serves NO purpose!

OPPOSE X
SUPPORT

DATE: 12/12/05

NO Address

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd.

AGENDA ITEM NUMBER:

NAME: Danielle Drewisch

ADDRESS:

CITY/STATE/ZIP: Tamarindo, Costa Rica

PHONE NUMBER: n/a

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☐

Organization represented (if applicable):

Written material also submitted: Yes No X

Comments: I grew up at 1466 La Cima Rd. and have known the homeowners on both properties for as long as either have resided on the street. It is sad that such a clearly unnecessary architectural addition is the cause for such a neighborhood feud.

OPPOSE
SUPPORT

DATE:

ARCHITECTURAL BOARD OF REVIEW

Almost all of the houses on the street have undergone changes over the years but the new addition of an outdoor chimney on the property in question is compromising the very thing that makes the homes on the street desirable... their views. The addition clearly affects not only the property up for discussion but all of those homes and homeowners who have been stripped of the panoramic view that makes these homes such real estate gems. In a real estate market such as the one that long time Santa Barbarian homeowners have found themselves in, additions such as these need to be looked at seriously from all perspectives. The chimney is what can only be described as an architectural flaw. The harm that it is inducing on surrounding ~~the~~ surrounding homes is in no way outweighed by function or aesthetics. It is an eyesore as well as the center of an unnecessary feud between once friendly neighbors.

OPPOSE ☒
SUPPORT ☐

DATE: 12/12/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 LA CIMIA AGENDA ITEM NUMBER: _____
NAME: BUTCH AHARONIAN
ADDRESS: 6407 CAMINO VIVIENTE
CITY/STATE/ZIP: BOLETA, CA 93117
PHONE NUMBER: 964 5796

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: CHIMNEY LOOKS TERRIBLE
BLOCKS JOHN COOKS VIEW

OPPOSE ☒
SUPPORT ☐

DATE: 12-21-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Road AGENDA ITEM NUMBER: _____
NAME: Michelle Brown
ADDRESS: 1098 Stravinsky Lane
CITY/STATE/ZIP: Ventura, CA 93003
PHONE NUMBER: 805 654 9040

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): N/A

Written material also submitted: Yes _____ No ☒

Comments: This property's "remodel" is ridiculous. Any city views have been obstructed (from all neighboring homes) with a huge chimney. When did Santa Barbara's City offices start allowing one person's home to impede every other house around them? This design shows a complete disregard for any home owner on La Cima. What about the rights of the other homeowners - can they build 12 ft walls to hide the obstruction. I can't believe this is legal... is it??

✓
OPPOSE ☒
SUPPORT ☐

DATE: _____

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Road AGENDA ITEM NUMBER: _____
NAME: Stephanie Douglas
ADDRESS: 5024 Douglas Ln.
CITY/STATE/ZIP: Santa Barbara, CA 93111
PHONE NUMBER: (805) 683-2437

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____
Written material also submitted: Yes _____ No X

Comments: The chimney doesn't fit in the area.
It overtakes the scenery for EVERYONE!

✓
OPPOSE ☒
SUPPORT ☐

DATE: 12-19-05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____
NAME: John Meaney
ADDRESS: 4535 Aragon Dr. #C
CITY/STATE/ZIP: Carpinteria CA 93013
PHONE NUMBER: 805-684-6550

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____
Written material also submitted: Yes _____ No ✓

Comments: I can't believe an eyesore like this is being
built in an otherwise pastoral neighborhood.

✓ OPPOSE ☒
SUPPORT ☐

DATE: 21-05-2005

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Rd. AGENDA ITEM NUMBER: _____

NAME: Terry Mary Martinez

ADDRESS: 634 North Fourth St. # 2

CITY/STATE/ZIP: Lompoc Ca. 93460

PHONE NUMBER: (805) 740 2099

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____

Comments: The City of S.B. Should have NEVER
allowed such a structure to be built. I believe it is
not only wrong, unsafe, and hideous!

✓
OPPOSE ☒
SUPPORT ☐

DATE: Dec 05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 1464 La Cima Road AGENDA ITEM NUMBER: _____
NAME: Bruce Douglas
ADDRESS: 5020 Douglas Ln
CITY/STATE/ZIP: SB 93111
PHONE NUMBER: 683 2919

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM ☒

Organization represented (if applicable): _____
Written material also submitted: Yes _____ No _____

Comments: Why a chimney - a gas fire pit would do
Just fine, and not look so unsightly
Besides it looks like my old out house

OPPOSE ☒
SUPPORT ☐

DATE: 12/10/05

ARCHITECTURAL BOARD OF REVIEW
REQUEST TO SPEAK / INTERESTED PARTY

✓ ITEM ADDRESS: 1464 La Cima AGENDA ITEM NUMBER: _____
NAME: Diane Johnson
ADDRESS: 4000 Primavera Rd
CITY/STATE/ZIP: SB, Ca 93110
PHONE NUMBER: (805) 682-2136

PLEASE ADD ME TO THE MAILING LIST FOR FUTURE AGENDAS FOR THIS ITEM: ☒

Organization represented (if applicable): _____
Written material also submitted: Yes _____ No _____

Comments: I attended a dinner party at the Cooks
home & was amazed how "ugly" & out of
place this fire place looked! Please
re-assess this because it doesn't belong
where it is!!!

RECEIVED

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

MAR 27 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

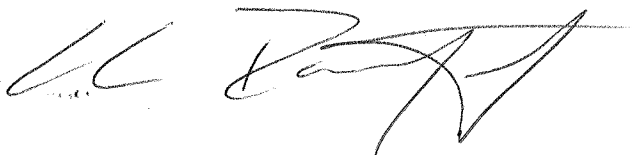
Dear Planning Commissioners,

We are writing this letter to demonstrate our support for Scott McCosker's second story addition at 1464 La Cima Road.

We have watched his addition and remodeling project since construction began at the end of 2003. We have no objection to the small triangular addition to the front of his second story as it is constructed. We are looking forward to the completion of his project, and we understand that the approval of this modification request is necessary for him to finish the project.

We hope that you can also support this project.

Sincerely,



Chad Ratcliffe
910 N. Nopal
SB, CA 93103

cc: Scott McCosker

KENNETH W. HOFFMAN CONSTRUCTION

License # 550749

P.O. Box 90801

Santa Barbara, CA 93190

Tel: 805-962-7113 · Fax: 805-962-4202

RECEIVED

March 8, 2006

MAR 27 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, California 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

Dear Planning Commissioners,

We are writing this letter as a show of support for Scott McCosker's second story addition at 1464 La Cima Road.

We have watched the progress of his addition and remodeling project since construction began at the end of 2003. We have no objection to the small triangular addition to the front of his second story as it is constructed. We are looking forward to the final completion of his project, and we understand that the approval of this modification request is necessary for him to finish the project.

We hope that you can support this project.

Sincerely,

Kenneth W. Hoffman



218 W. Anapamu Sreet
Santa Barbara, Cal. 93101

Cc: Scott McCosker

RECEIVED

MAR 27 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

Dear Planning Commissioners,

We are writing this letter to demonstrate our support for Scott McCosker's second story addition at 1464 La Cima Road.

We have watched his addition and remodeling project since construction began at the end of 2003. We have no objection to the small triangular addition to the front of his second story as it is constructed. We are looking forward to the completion of his project, and we understand that the approval of this modification request is necessary for him to finish the project.

We hope that you can also support this project.

Sincerely,

Richard Easbey
3661 Rockcreek Rd,
Santa Barbara, CA 93105

cc: Scott McCosker

RECEIVED

MAR 27 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

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We have watched his addition and remodeling project since construction began at the end of 2003. We have no objection to the small triangular addition to the front of his second story as it is constructed. We are looking forward to the completion of his project, and we understand that the approval of this modification request is necessary for him to finish the project.

We hope that you can also support this project.

Sincerely,



cc: Scott McCosker

RENEE CHERPIN
3403 State St # 402
SANTA BARBARA, CA 93105



MAINQUIST CONSULTING

STRATEGIES TO INSPIRE CHANGE

3463 State Street, Suite 420
Santa Barbara, California 93105

805.565.1544
FAX 805.682.3110
margi@silcom.com

March 13, 2006

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MAR 27 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case#MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

Dear Planning Commissioners:

I am writing this letter of support for Scott McCosker's second story addition at 1464 La Cima Rd.

I am a neighbor of the McCosker's living at 1411 La Cima Road. I have been aware of his building project since the beginning in 2003 and appreciate the planning and care that have gone into this remodel. I have no objection to the small triangular addition to the front of his second story, as it is constructed. I understand that the approval of this modification request is necessary to finish the project.

I hope you can approve this addition and I look forward to the completion of this project.

Sincerely,

Margi Mainquist
1411 La Cima Road
Santa Barbara, Ca 93101

Cc: Scott McCosker

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RECEIVED

MAR 27 2006

Re: McCosker Addition; Case #MST2006-00026 CITY OF SANTA BARBARA
1464 La Cima Road; APN 041-022-032; R-1 Zone PLANNING DIVISION

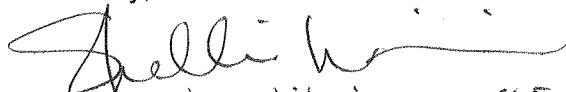
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We are writing this letter to demonstrate our support for Scott McCosker's second story addition at 1464 La Cima Road.

We have watched his addition and remodeling project since construction began at the end of 2003. We have no objection to the small triangular addition to the front of his second story as it is constructed. We are looking forward to the completion of his project, and we understand that the approval of this modification request is necessary for him to finish the project.

We hope that you can also support this project.

Sincerely,



Shellie Wilkinson 805-689-7717
3827 Connie Way
Santa Barbara, CA 93110

cc: Scott McCosker

RECEIVED

MAR 27 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

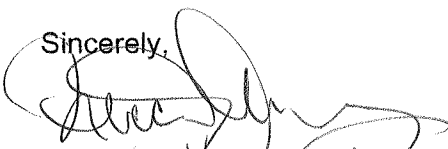
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We hope that you can also support this project.

Sincerely,


Nicolli Hersey
314 W Mission, Unit F
SB, CA 93101

cc: Scott McCosker

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RECEIVED

MAR 27 2006

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

CITY OF SANTA BARBARA
PLANNING DIVISION

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We hope that you can also support this project.

Sincerely,



Tracy Durose

4539 Hollister Ave. Santa Barbara, CA 93110

cc: Scott McCosker

RECEIVED

MAR 27 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone


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We hope that you can also support this project.

Sincerely,


SHEILA CAUER
22 PINE DR.
SANTA BARBARA, CA 93105
cc: Scott McCosker

RECEIVED

MAR 27 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

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We hope that you can also support this project.

Sincerely,

Michael Mahoney

Michael Mahoney

1836 State Street S.B. Calif 93101

cc: Scott McCosker

RECEIVED

MAR 27 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone


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We hope that you can also support this project.

Sincerely,


1401 La Cima Rd.
S.B. 93101

cc: Scott McCosker

RECEIVED

MAR 27 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

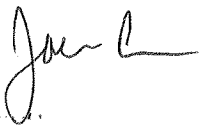
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We hope that you can also support this project.

Sincerely,



Jason Lav
7260 Davenport Rd #103
Goleta CA 93117

cc: Scott McCosker

RECEIVED

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

MAR 27 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

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We hope that you can also support this project.

Sincerely,


SANT PALLAN

cc: Scott McCosker

4799 Glenbrook St
Santa Barbara, CA 93110
708-6916

RECEIVED

MAR 27 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: McCosker Addition; Case #MST2006-00026
1464 La Cima Road; APN 041-022-032; R-1 Zone

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We hope that you can also support this project.

Sincerely,

 (Sam Nelson)
3405 Cliff Drive

cc: Scott McCosker

RESOLUTION NO. 117

SUBJECT: Application of Larry Bissell for a modification of provisions of Section 28.15.060.1 of Title 28 of the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, as applied to City Parcel 41-022-32 located at 1464 La Cima Road in a R-1 one family residence zone, in order to permit a two(2) car carport to be located five (5) feet from the front lot line instead of being set back the required twenty (20) feet.

WHEREAS, the City Planning Commission has held the required public hearing on the above application; and the applicant was present.

WHEREAS, 0 persons appeared to speak in favor of the application and 0 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

Plot plan & location map
Elevations
Applicant's letter, undated

; and

WHEREAS, the matter having been fully considered by this Commission, the Planning Commission finds as follows:
That it is an appropriate improvement on the lot.

NOW, THEREFORE IT IS RESOLVED that the City Planning Commission hereby approves the subject request, subject to the following conditions:

1. The owner record a deed restriction that the carport will not be enclosed in a manner so as to reduce the visibility of any vehicle entering into or exiting from the carport.
2. The owner waives the right to protest the formation of any and all public improvement districts.
3. The Architectural Board of Review shall review the project in light of keeping the structure as far from the road as possible.
4. No structures shall be permitted in the shaded area on the site plan as submitted by the applicant.

Passed and adopted this 2nd day of December, 1982, by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6
NOES: 0

Abstained: 0
Absent: 1

CITY PLANNING COMMISSION
SANTA BARBARA, CALIFORNIA

I hereby certify that the above Resolution was adopted by the Santa Barbara City Planning Commission at its meeting of the above date.

William M. Hattercole
Secretary

December 7, 1982
Date

NOTE: This action ()
days from date of ma
within that time.

e ten (10)
y Council

EXHIBIT G

RESOLUTION NO. 125

SUBJECT: Application of Larry Bissell for a modification of provisions of Section 28.15.060.1 of Title 28 of the Municipal Code of the City of Santa Barbara, the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, as applied to City Parcel 41-022-32 located at 1464 La Cima Road in an R-1 one family residence zone, in order to permit the second story portion of a proposed residence to be located at setbacks varying from nine (9) to fifteen (15) feet instead of being set back the required fifteen (15) feet.

WHEREAS, the City Planning Commission has held the required public hearing on the above application; and the applicant was present.

WHEREAS, 0 persons appeared to speak in favor of the application and 0 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

Plot plan and location map
Elevations
Applicant's letter, undated
revised plot plan submitted 12/16/82

; and

WHEREAS, the matter having been fully considered by this Commission, the Planning Commission finds as follows:

That it is necessary to secure an appropriate improvement on the lot and to prevent unreasonable hardship.

NOW, THEREFORE IT IS RESOLVED that the City Planning Commission hereby approves the subject request, subject to the following conditions:

1. The owner record a deed restriction that the carport will not be enclosed in a manner so as to reduce the visibility of any vehicle entering into or exiting from the carport.
2. The owner waives the right to protest the formation of any and all public improvement districts.
3. The Architectural Board of Review shall review the project.
4. No structures shall be permitted in the shaded area on the submitted plan.

Passed and adopted this 16th day of December, 1982, by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7
NOES: 0

Abstained: 0
Absent: 0

CITY PLANNING COMMISSION
SANTA BARBARA, CALIFORNIA

I hereby certify that the above Resolution was adopted by the Santa Barbara City Planning Commission at its meeting of the above date.

Aileen M. Hathercole
Secretary

December 21, 1982
Date

NOTE: This action of the City Planning Commission shall become effective ten (10) days from date of mailing of this resolution copy, unless appealed to City Council within that time.